

LONGVIEW BOULEVARD IMPROVEMENTS

LONGVIEW BLVD. & E. ESSEX AVE.
(TAYLOR AVE. TO WOODLAWN AVE.)

KIRKWOOD, MISSOURI 63122



SITE LOCATION MAP

OWNER:



CITY OF KIRKWOOD
139 SOUTH KIRKWOOD ROAD
KIRKWOOD, MO 63122
(314) 822-5800
CONTACT: CHRIS KRUEGER

CONSULTANTS:



TWM, INC
720 OLIVE STREET, SUITE 200A
ST. LOUIS, MO 63101
(314) 241-6300
CONTACT: NICK CORRENTI



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

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ST. CHARLES
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TENNESSEE | NASHVILLE

THOUVENOT, WADE
& MOERCHEN, INC.

ST. LOUIS OFFICE
3701 S. LINDBERGH BLVD, STE 100
ST. LOUIS, MISSOURI
63127
(314) 241-6300
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
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DATE OF ISSUANCE: 03/10/2023

REV.	DATE	DESCRIPTION
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DRAWN BY:	RJC
DESIGNED BY:	RJC
CHECKED BY:	NMC
APPROVED BY:	JRL
PROJECT NO:	211243

PROJECT:

LONGVIEW BOULEVARD
IMPROVEMENTS

TAYLOR AVE. TO
WOODLAWN AVE

TITLE:

TITLE SHEET

SHEET NO.

C-001

SHEET INDEX

NO.	DRAWING TITLE
C-001	TITLE SHEET
C-002	TYPICAL SECTIONS
C-101 to C-103	PRELIMINARY PLAN LAYOUTS

SURVEY INFORMATION

- SURVEY GENERAL NOTES AND PARAMETERS:
- SURVEY IS ONLY VALID TO THE ORIGINAL PURCHASER. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
 - BASIS OF BEARING AND COORDINATES: ALL DISTANCE AND COORDINATES ARE GROUND (GRID SCALED) VALUES, REFERENCE TO MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2401.

STATION:	SEILER TREECOURT CORS ARP
CORS ID:	MOSI
PID:	DL3650
NORTHING:	302,843.569 (M)
EASTING:	4,271,260.572 (M)

TO CONVERT TO GRID MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99993347

LINEAR UNIT:	US SURVEY FEET (SFT)		
GEODETIC DATUM:	NAD 83 (2011)		
VERTICAL DATUM:	NAVD 88 (GEOID 18)		
PROJECT LOCATION:			
LATITUDE:	38°35'25.19357"N	NORTHING:	993578.328 SFT
LONGITUDE:	90°24'13.74296"W	EASTING:	831254.662 SFT
HEIGHT:	556.277 FT	ELEV:	459.845 FT
CM SCALE FACTOR:	1.000092357335		

SURVEY CONTROL POINTS

Point Table				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	1003803.838	847700.533	651.03	GPS CONTROL POINT PK SET
101	1003365.457	847658.350	658.00	GPS CONTROL POINT IRCS
102	1003480.023	848980.381	627.73	SURVEY CONTROL POINT IRCS
103	1002742.929	849597.205	620.89	GPS CONTROL POINT PK EXISTING
104	1003778.527	847934.675	648.09	SURVEY CONTROL POINT PK SET
105	1003799.944	848286.972	637.47	SURVEY CONTROL POINT PK SET
106	1003712.590	848634.564	633.43	SURVEY CONTROL POINT PK SET
107	1003238.760	849210.423	625.30	SURVEY CONTROL POINT PK SET
108	1003301.800	849610.171	642.13	SURVEY CONTROL POINT PK SET
109	1002871.908	849377.303	620.26	SURVEY CONTROL POINT PK SET

WUNNENBERG: S24-35
MSD MAP: 23M-1
MSD No.: 23MSD-XXXXX

UTILITIES

WATER	KIRKWOOD WATER	(314)-822-5810
SEWER	METRO. ST. LOUIS SEWER DIST.	(314)-768-2787
STORM	METRO. ST. LOUIS SEWER DIST.	(314)-768-2787
ELECTRIC	KIRKWOOD ELECTRIC	(314)-822-5843
GAS	SPIRE	(314)-621-6960
TELEPHONE	AT&T	(314)-655-0649
CABLE TV	CHARTER / SPECTRUM	(636)-387-6641
MO ONE-CALL		(800) DIG-RITE

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR SYSTEMS OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITY'S APPURTENANCES SHALL BE UN-OBSTRUCTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR JURISDICTIONS REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMIT FROM ST. LOUIS COUNTY, MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND/OR THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF ONE-CALL MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING ONE-CALL AND ALL NON-MEMBER UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE

PROJECT DISTURBANCE = X.XX ACRES
PROJECT RUNOFF DIFFERENTIAL = X.XX CFS

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

PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AN/OR IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE UTILIZED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE(S) CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

F.E.M.A. CLASSIFICATION

FLOOD PLAIN MAP 29188CO309K, DATED 02-04-2015, SHOWS THAT NO PORTION OF SAID PROPERTY IMPROVEMENTS IS WITHIN A FLOOD PLAIN ZONE.



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DRAWN BY: RJC
DESIGNED BY: RJC
CHECKED BY: NMC
APPROVED BY: JRL
PROJECT NO: 211243

PROJECT:

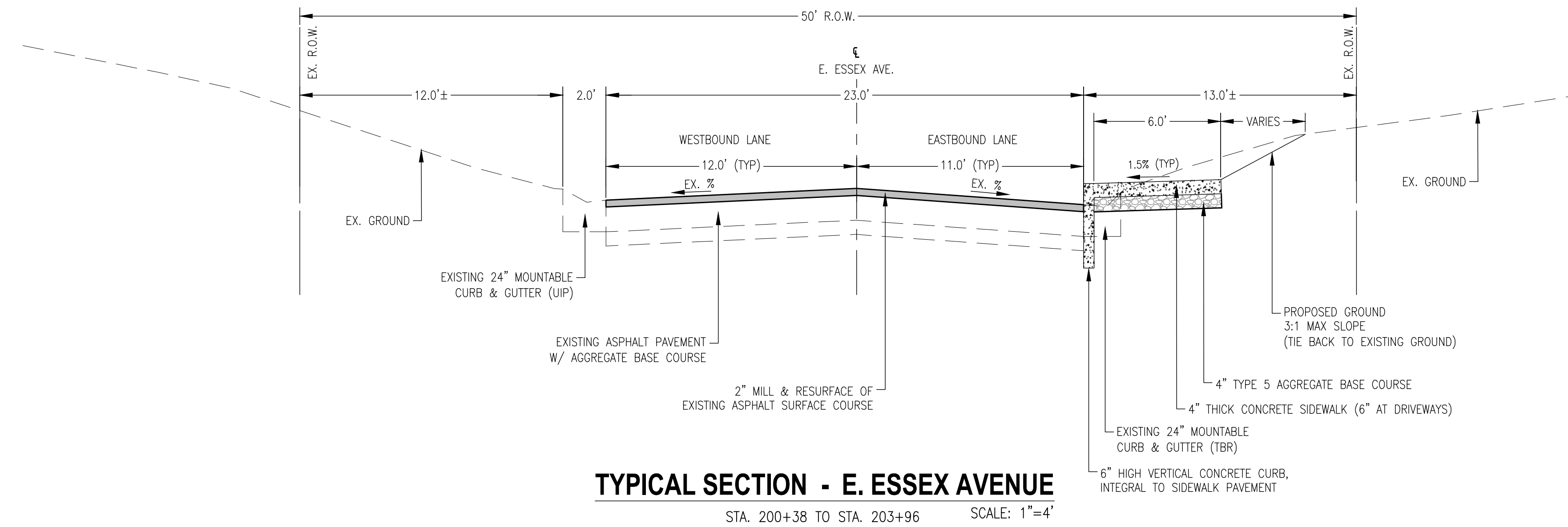
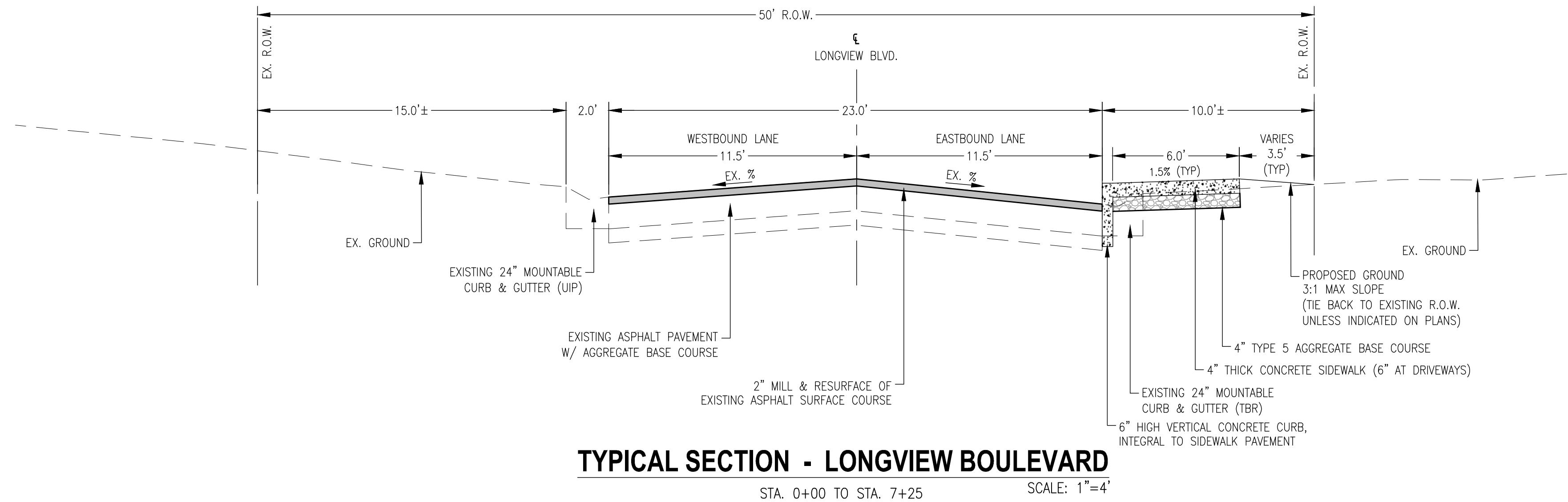
LONGVIEW BOULEVARD
IMPROVEMENTS

TAYLOR AVE. TO
WOODLAWN AVE

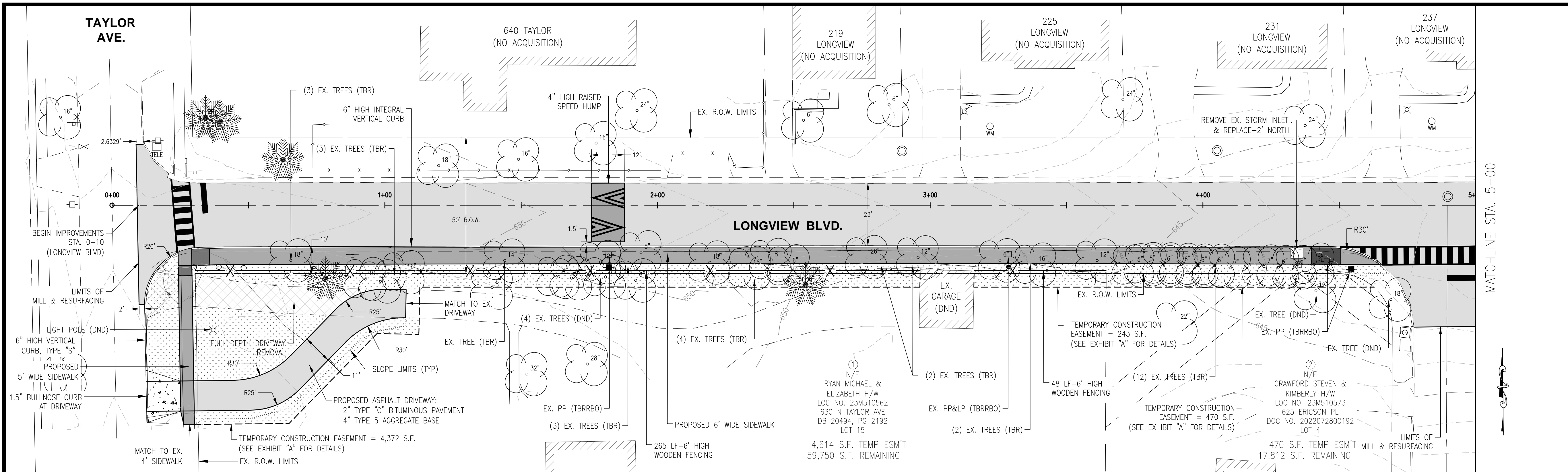
TITLE:

TYPICAL SECTIONS

SHEET NO.
c-002



P:\2021\211243\4 CAD - DWG\4.7 Tran\Sheets\03_RDM\211243-SH-Plan View.dwg Plotted By: rcmaglio



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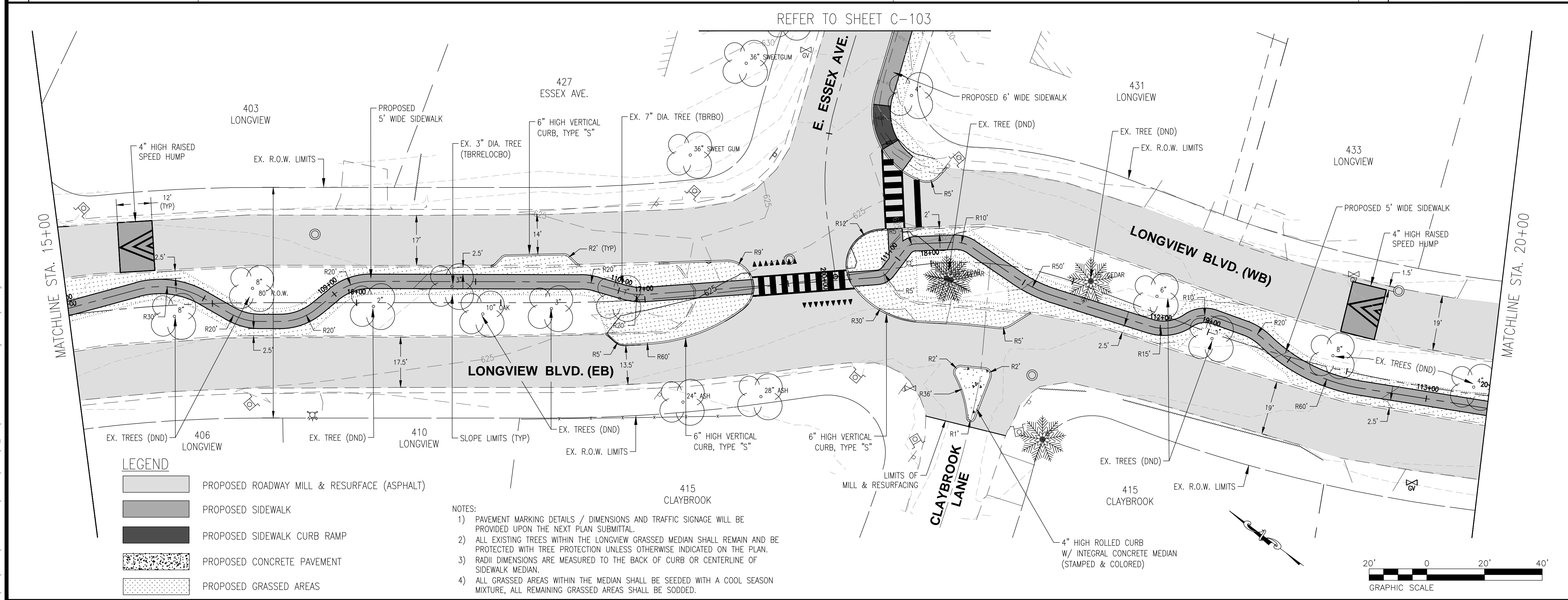
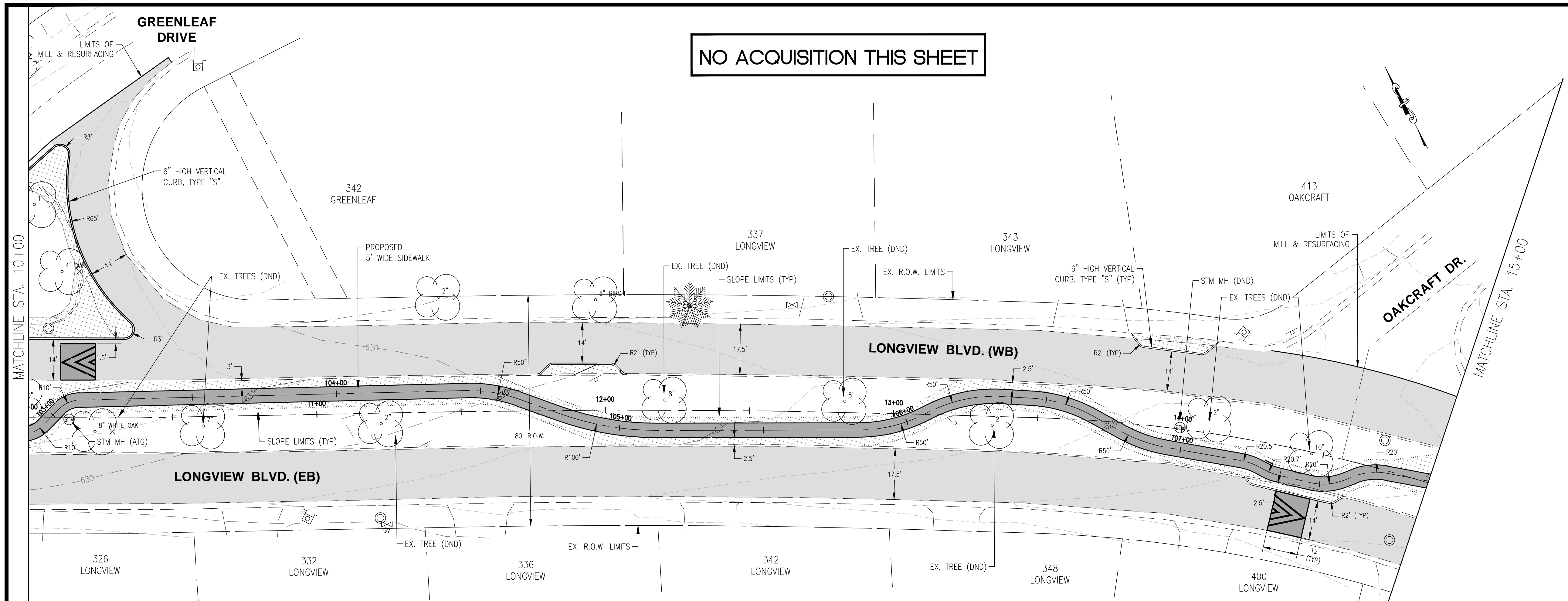
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TAYLOR AVE. TO
WOODLAWN AVE

TITLE:

PLAN LAYOUT

SHEET NO.
C-102





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