



MATCHLINE-SEE SHEET C5 FOR CONTINUATION

MSD P-3517-10
MSD BASE MAP 18M2

BRANDON A. HARP, P.E. E-28650
CIVIL ENGINEER
CDD LICENSE NO.: 2003004674

NOTES

NOTE:
THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES. THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE READY FOR CONSTRUCTION OF THE PRE-CITY IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

- THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE SITE, PRIOR TO SUBMITTING A BID OR STARTING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT EXIST BETWEEN THE CONTRACT DOCUMENTS TO THE ENGINEER AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- ALL UTILITIES SERVICE LINES TO BE ABANDONED AS COORDINATED W/ UTILITY COMPANIES.
- SEE MEP DRAWINGS FOR ELECTRIC SERVICE RELOCATION PLAN.
- CONTRACTOR TO CONTACT LACLEDE GAS CO. (CHRIS PROCTOR 314-342-0682) PRIOR TO CONSTRUCTION TO COORDINATE LOCATION OF EXISTING GAS SERVICES AND METERS.
- EXISTING BUS SHELTERS TO BE REMOVED AND SAVED AND DONATED. CONTRACTOR TO COORDINATE WITH THE SCHOOL DISTRICT.

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.
- CONTRACTOR SHALL SCHEDULE A UTILITY MEETING WITH REPRESENTATIVES OF ALL UTILITY COMPANY'S PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
- PROTECT EXISTING TREES AND OTHER VEGETATION AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS AND BRANCHES, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. DO NOT RUN HEAVY EQUIPMENT OVER TREE ROOT SYSTEMS. MAINTAIN MINIMUM TRENCH WIDTHS NEAR ROOT SYSTEMS SO AS TO AVOID UNNECESSARY INJURY. PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN WITH TEMPORARY FENCE ENCLOSURES, PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS. ENCLOSURE SHALL BE A MINIMUM OF 8 FEET IN RADIUS AROUND CENTER OF TREE TRUNKS. WITH LARGE TREES BEING PROTECTED WITH FENCING SET AT EDGE OF DRIP LINES. ENCLOSURE OF VEGETATION SHALL BE AS REQUIRED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES. MAINTAIN FENCING THROUGHOUT CONSTRUCTION PERIOD, UNLESS OTHERWISE DIRECTED.

GENERAL NOTES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.
- CONTRACTOR SHALL SCHEDULE A UTILITY MEETING WITH REPRESENTATIVES OF ALL UTILITY COMPANY'S PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.

SCALE:

1 inch = 20 ft.
Basis of Bearing:
Plot Book 318 Page 10

- Denotes Set 1/2" x 18" Rebar with cap stamped "Marker L-347-P"
- Denotes Found 1/2" Iron Pipe

11' MIN. TREE PRESERVATION AREA

- MACHINERY ACCESS, DUMPING OR STORAGE OF MATERIALS IS PROHIBITED. FINES WILL BE ASSESSED TO ANY TREES DAMAGED WITHIN FENCE.
- ATTACH TO TOP OF TREE PROTECTION FENCE POST

TREE PROTECTION SIGN

- 1) TYPE SIZE SHOULD BE NO SMALLER THAN 48 PT. (12" HT.)
- 2) SIMILAR SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED AT THE SITE ENTRANCE.
- 3) SIGNS SHOULD BE PLACED AT A DISTANCE NOT TO EXCEED 50'.

TREE PROTECTION DETAIL

TREE PROTECTION & PRESERVATION NOTES:

TREE PROTECTION SIGN

- A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE. DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVE AND THE CITY ZONING INSPECTORS.
- CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR FENCING AND FENCING INSTALLATION.
- NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
- THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
A. ROOT PRUNING
B. TREE PROTECTION FENCING
C. TREE PRUNING
D. SIGN INSTALLATION
- ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED IN THE FIELD BY THE PROJECT LANDSCAPE ARCHITECT OR "TREE PROTECTION SUPERVISOR".
- TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION ONCE APPROVED BY THE CITY ZONING INSPECTOR. THE FENCE SHALL NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE CITY ZONING INSPECTOR.
- ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO THE PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE CITY ZONING INSPECTOR.
- TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS ONLY WHEN NECESSARY AND SHALL BE PERFORMED WITH HAND TOOLS ONLY.
- ATTACHMENT OF SIGNAGE, FENCING, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
- AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

LEGEND FOR FACILITIES REMOVAL

- PAVEMENT TO BE REMOVED
- TREE TO BE REMOVED
- UTILITY TO BE REMOVED (UTILITY RELOCATION UNDER SEPARATE PERMIT & CONTRACT)

SITE BENCHMARK
ELEV. 622.50'
10' IN OPEN ON FIRE HYDRANT

Revisions

No	Name	Date
----	------	------

Landscape Architect
SWT DESIGN
7722 Big Bend Boulevard
St. Louis, MO 63119
Phone: 314.644.5700 Fax: 314.644.6378

Civil Engineer
CIVIL ENGINEERING DESIGN CONSULTANTS
11402 Gravois Road, Suite 100
St. Louis, MO 63126
Phone: 314.729.1400 Fax: 314.729.1404

Mechanical, Electrical, & Plumbing Engineer
WILLIAM TAO & ASSOCIATES, INC.
7955 Manchester Road, Suite 125
St. Louis, MO 63143
Phone: 314.884.7600 Fax: 314.884.7601

Structural Engineer
ALPER AUDI, INC.
1804 Borman Circle Drive
St. Louis, MO 63146
Phone: 314.432.8600 Fax: 314.432.8630

CENTERBROOK

Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone: 860.767.0175
Facsimile: 860.767.8719

CONSTRUCTION DOCUMENTS

STEM + C4C

DRAWING NAME:
EXISTING CONDITIONS & FACILITIES REMOVAL PLAN

ISSUED FOR CONSTRUCTION

JOB # 1125 FILE:
© 2012 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: SMA DATE: AUGUST 28, 2012
CHECKED BY: BAH SCALE:

SHEET:
C4