MARY INSTITUTE & ST. LOUIS COUNTRY DAY SCHOOL

BOUNDARY ADJUSTMENT PLAT OF MARY INSTITUTE AND ST. LOUIS COUNTRY DAY SCHOOL

LEGEND EXISTING CONTOURS PROPOSED CONTOURS EXISTING STORM SEWER PROPOSED STORM SEWER EXISTING SANITARY SEWER = = =PROPOSED SANITARY SEWER RIGHT-OF-WAY EASEMENT CENTERLINE EXISTING TREE × 433.28 EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION SWALE T.B.R. TO BE REMOVED T.B.R.& R. TO BE REMOVED & RELOCATED U.I.P. TO BE USED IN PLACE A.T.G. ADJUST TO GRADE BACK OF CURB F.C. FACE OF CURB D.S. DOWNSPOUT WATER MAIN GAS MAIN UNDERGROUND TELEPHONE OVERHEAD WIRE ——— UGE——— UGE UNDERGROUND ELECTRIC _____ UE_____ UE — FIBER— FIBER— FIBER OPTIC CABLE _____ HVAC_____ HVAC____ HVAC LINE IRRIGATION LINE FIRE HYDRANT POWER POLE WATER VALVE

PREPARED FOR:

LIGHT STANDARD

TREE PROTECTION

Centerbrook Architects & Planners, LLP 67 Main Street, PO Box 955 Centerbrook, CT 06409 Mr. lodd E. Andrews, AlA 860.767.0175

_____ TP_____ TP____

PREPARED BY:



ABBREVIATIONS

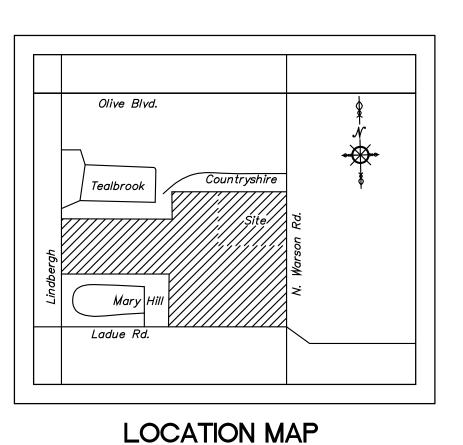
N	NORTH
S E W	SOUTH EAST
	WEST CONCRETE
CONC ASPH	ASPHALT
PB DB	PLAT BOOK DEED BOOK
PG SF	PAGE SQUARE FEET
AC	ACRES
ELEV FF	ELEVATION FINISH FLOOR
FL PVC	FLOWLINE POLYVINYL CHLORIDE PIPE
RCP STM	REINFORCED CONCRETE PIPE STORM
SAN	SANITARY
(S) (R)	SAVE REMOVE
(T.B.R.) (U.I.P.)	TO BE REMOVED USE IN PLACE
co	CLEANOUT
WATER M	MANHOLE WMH
TELEPHO	NE MANHOLE TMH
BRUSH &	SHRUB LINE

BOLLARD ELECTRIC YARD LIGHT BORING LOCATION MAIL BOX ELECTRIC BOX COO CLEAN OUT GV▲ GAS VALVE

GAS METER

GAS DRIP

CITY OF LADUE ST. LOUIS COUNTY, MISSOURI



(NOT TO SCALE)

PROPERTY DATA

OWNER	=	ST. LOUIS COUNTRY DAY SCHOOL
ADDRESS	=	425 NORTH WARSON ROAD
LOCATOR NO.	=	18M530379
ACREAGE	=	95.5± ACRES
EXISTING ZONING	=	C RESIDENTIAL DISTRICT W/ SUP
FIRE DISTRICT	=	LADUE
SCHOOL DISTRICT	=	LADUE
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	=	DEER CREEK
FEMA MAP	=	29189C0167H
ELECTRIC COMPANY	=	AMERENUE
GAS COMPANY	=	LACLEDE GAS COMPANY
PHONE COMPANY	=	AT&T

UTILITIES & AGENCIES



POROUS ASPHALT NOTES

THE POROUS ASPHALT MANUFACTURER SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A QUALITY CONTROL PROGRAM. PRIOR TO USE ON PROJECTS REQUIRING MSD APPROVAL, THE MANUFACTURER SHALL

SUBMIT FIVE (5) COPIES OF A COMPLETED PERVIOUS PAVING APPLICATION

AS WELL AS DOCUMENTATION DESCRIBING THE QUALITY CONTROL PROGRAM. THE COMPLETED APPLICATION AND OTHER DOCUMENTATION SHALL BE

THE CONTRACTOR SHALL OBTAIN THE POROUS ASPHALT MANUFACTURER'S CERTIFICATION THAT THE POROUS ASPHALT HAS BEEN APPROVED BY MSD. THIS CERTIFICATION SHALL BE PROVIDED TO THE MSD DIVISION INSPECTOR.

PAVING MATERIALS MEET ALL REQUIREMENTS AS EVALUATED UNDER THE

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM MSD TO CONSTRUCT THE POROUS ASPHALT FOR A GIVEN PROJECT, THE ENGINEER PROVIDING AS—BUILT CERTIFICATION SHALL VERIFY THAT THE INSTALLING CONTRACTOR

HAS PAST HISTORY DEMONSTRATING EXPERIENCE AND/OR TRAINING IN

COORDINATING WITH AN ENGINEER FOR PROVIDING AS-BUILT CERTIFICATION)

AT COMPLETION OF THE PROJECT, PRIOR TO FINAL DEDICATION, AN AS—BUILT CERTIFICATION, SIGNED AND SEALED BY A MISSOURI PROFESSIONAL ENGINEER, SHALL BE PROVIDED CERTIFYING:

THE POROUS ASPHALT SYSTEM INSTALLATION WAS WITNESSED BY THE CERTIFYING ENGINEER OR A REPRESENTATIVE UNDER HIS DIRECT

THE POROUS ASPHALT SYSTEM WAS BUILT AS DESIGNED.

THE POROUS ASPHALT SYSTEM WAS INSTALLED BY A QUALIFIED

INSTALLING POROUS ASPHALT. (CONTRACTOR IS RESPONSIBLE FOR

THE CERTIFICATION SHALL INCLUDE THE MANUFACTURER'S NAME, AND STATE

T THE POROUS ASPHALT HAS BEEN APPROVED BY MSD AND THAT THI

POROUS ASPHALT PRODUCER'S PREQUALIFICATION

METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET

MATERIAL CERTIFICATION AND QUALITY CONTROL:

MANUFACTURER'S QUALITY CONTROL PROGRAM.

ST. LOUIS. MISSOURI 63103-2555

CONTRACTOR'S PREQUALIFICATION

GM▲

GD ▲

12121 DORSETT ROAD ST. LOUIS, MO 63043 PH. (314) 344-9575 CONTACT: ENGINEERING PHONE COMPANY = AT&TPH. (636) 949-4228 = LACLEDE GAS COMPANY 720 OLIVE STREET ROOM 1408

ELECTRIC COMPANY = AMERENUE - DORSETT DISTRICT

402 NORTH THIRD STREET ST. CHARLES, MO 63301 ATTENTION: ENGINEERING ST. LOUIS, MO 63101 PH. (314) 342-0682 CONTACT: MR. CHRIS PROCTOR

WATER COMPANY

WATER COMPANY = MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH. (314) 996-2474 ATTN: MR. LAMAR WHITE

CABLE TELEVISION = CHARTER COMMUNICATIONS

= MISSOURI AMERICAN WATER COMPANY

MAPPING AND DESIGN DEPARTMENT 941 CHARTER COMMONS TOWN & COUNTRY, MO 63017 PH. (636) 220-2174 FIRE DISTRICT = LADUE FIRE DEPARTMENT 9213 CLAYTON ROAD LADUE, MISSOURI 63124

= METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 PH. (314) 768-6379

CONTACT: JODY BROWN (INSPECTIONS, CONNECTIONS, & TAP)

PH. (314) 993-0181

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN

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 PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED IN OBTAINING OBSERVATION AND VERIFICATION BY A MISSOURI PROFESSIONAL ENGINEER. CEDC DOES NOT ASSUME THIS RESPONSIBILITY UNLESS CONTRACTED WITH THE CONTRACTOR FOR SUCH ISSUES.

BENCHMARKS

BENCHMARK St. Louis County Benchmark 13-77 - elev. 563.08' - "1" on southwest corner of capstone for low wall at extreme east end of steps at south entrance, 30' directly south of corner stone inscribed (5721-1961) at southeast corner of Temple Israel; northeast corner Spoede and Ladue Road. SITE BENCHMARK Elev. 622.50' — "0" in open on fire hydrant as shown on survey.

UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR. **UTILITY NOTE:** 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. TH 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/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE. 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

NOTE: The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction

MISSOURI ONE CALL TICKET NUMBER 112500645 The Utilities contacted by Missouri One Call were Ameren Missouri, Att Distribution, Charter Communications, Laclede gas Company, Missouri American Water Company, MCI & Metropolitan St. Louis Sewer District.

INDEX OF SHEETS

GENERAL NOTES, LEGEND, & SYMBOLS

SPECIFICATION SHEET OVERALL SITE PLAN

EXISTING CONDITIONS & FACILITIES REMOVAL PLAN

SITE AND GRADING PLAN

SITE GEOMETRY & UTILITY PLAN

TEMPORARY PARKING LOT AND MODULAR CLASSROOM PLAN

SEWER PROFILES

SITE DETAILS

POROUS ASPHALT & BIORETENTION CROSS SECTIONS & DETAILS C13

EAST COURTYARD SPOT ELEVATIONS

SEWER DETAILS

C16 BMP PLAN

DRAINAGE AREA PLAN

S.W.P.P.P.

S.W.P.P.P. DETAILS

SCHEDULE "B" TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Lafayette Title Company File No. 201212, dated 09/28/11. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.

(a) -(e) Standard exceptions, not land survey related.

(f) Building lines and easements as shown on instrument recorded in Book 118 page 79 (Contains no building lies or easements) and Plat recorded in Plat book 318 page 10 (No building lines or

easements shown on the boundary adjustment plat). @ Easement to Deer Creek Sanitary Sewer District recorded in Book 2308 page 445 (Does not encumber the surveyed portion of the subject parcel) and book 2693 page 111 (Does not

encumber the survyed portion of the subject parcel). (h) Right of Way to St. Louis County recorded in book 984 page 65. (Does not encumber the

surveyed portion of the subject parcel) (i) Easement to Union Eletcric Company recorded in Book 4608 page 65. (Does not encumber the

subject parcel.) (j) Easements to Metropolitan St. Louis Sewer District recorded in Book 4969 page 167 (Does not encumber the surveyed portion of the subject parcel), Book 6979 page 1705 (10' Easement as shown on survey), Book 7065 page 724 (Approximate locationo f10' sewer easement as shwon on survey, document provided partially illedgible), Book 11657 page 801 (2 easements as shown on survey and 1 easement that does not encumber the surveyed portion of the subject parcel), Book 12097 page 2536 (Does not encumber the survyed portion of the subject parcel), Book 12505 page 491 (Does not encumber the surveyed portion of the subject parcel), book 17572 page 3011 (Does not encumber the survyed portion of the subject portion), Book 17572 page 3015 (Does not encumber the surveyed portion of the subject parcel), Book 17572 page 3023

(5' Easement as shown on survey) and Book 17572 page 3019 (5' sewer easement that does not encumber the surveyed portion of the subject parcel). $\langle k
angle$ Sewer Agreements recorded in Book 11673 page 164 (Agreement and license to encroach on sewer easement, does not encumber the surveyed portion of the subject parcel), Book 12106 page 1794 (Maintenance agreement, not a land survey related item), Book 12106 page 1818 (Agreement and license to encroach on sewer easement, does not encumber the surveyed portion of the subject parcel), Book 18149 page 1390 (Bmp Reserve Area, does not encumber the surveyed portion of the subject parcel.) and Book 19117 page 1044. (Bmp Reserve Area,

does not encumber the surveyed portion of the subject parcel.) \mathcal{D} Easement to St. Louis County Water Company recorded in Book 11029 page 1398. (Does not encumber the surveyed portion of the subject parcel.) (m) Sewer Easement to Chris and Patricia Sortwell recorded in Book 12830 page 467. (Does not encumber the surveyed portion of the subject property) \widehat{n} Dedication of sewers recorded in Book 13165 page 2581. Dedication of sewers to the Metropolitan St. Louis Sewer District.

FINAL MEASUREMENT DRAWINGS - THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND

OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS

HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY

RESPONSIBILITY FOR THAT SPECIFIC INFORMATION. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR

MARLER SURVEYING CO., INC.

MICHAEL S. BLANSIT P.L.S. #2364

L.S.-347-D

LOCATION WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULT

(a) Easement to Missouri American Water Company recorded in Book 17091 page 658. (Does not encumber the surveyed portion of the subject parcel.)

PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

Revisions

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

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

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

314.884.7600 314.884.7601 Structural Engineer ALPER AUDI, INC. 1804 Borman Circle Drive St. Louis, MO 63146

314.432.8600 314.432.8630

CENTERBROOK

67 Main Street

Architects and Planners, LLP

Post Office Box 955 Centerbrook, Connecticut 06409-0955 Telephone 860.767.0175 Facsimile 860.767.8719

CONSTRUCTION DOCUMENTS

DRAWING NAME: GENERAL NOTES, LEGEND, & SYMBOLS

ISSUED FOR CONSTRUCTION

JOB # 1125 | FILE: MSC#1109-12ASB (C) 2012 CENTERBROOK ARCHITECTS AND PLANNERS DATE: AUGUST 28, 2012 DRAWN BY: SMA SCALE: CHECKED BY:BAH

BRANDON ASHER HARP NUMBER E-28650

MSD P - 3517 - 10BRANDON A. HARP, P.E. E-28650 MSD BASE MAP 18M2 CIVIL ENGINEER CEDC LICENSE NO.: 2003004674