

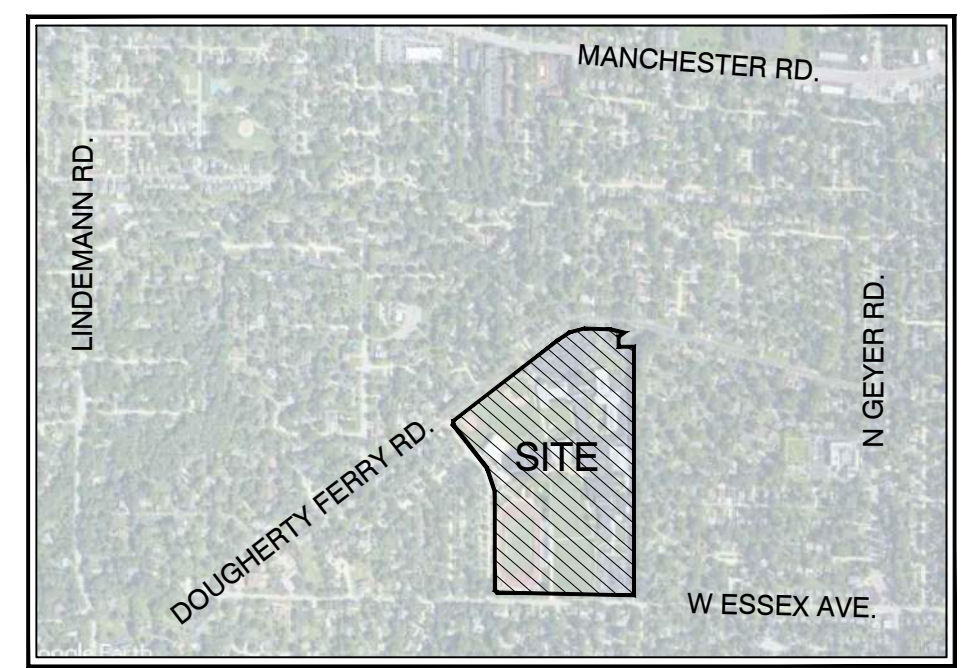
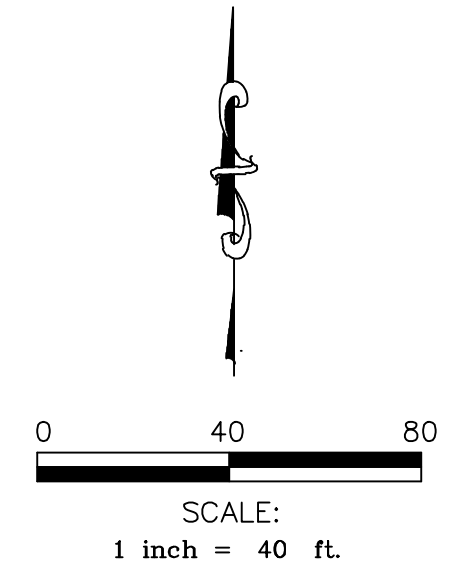
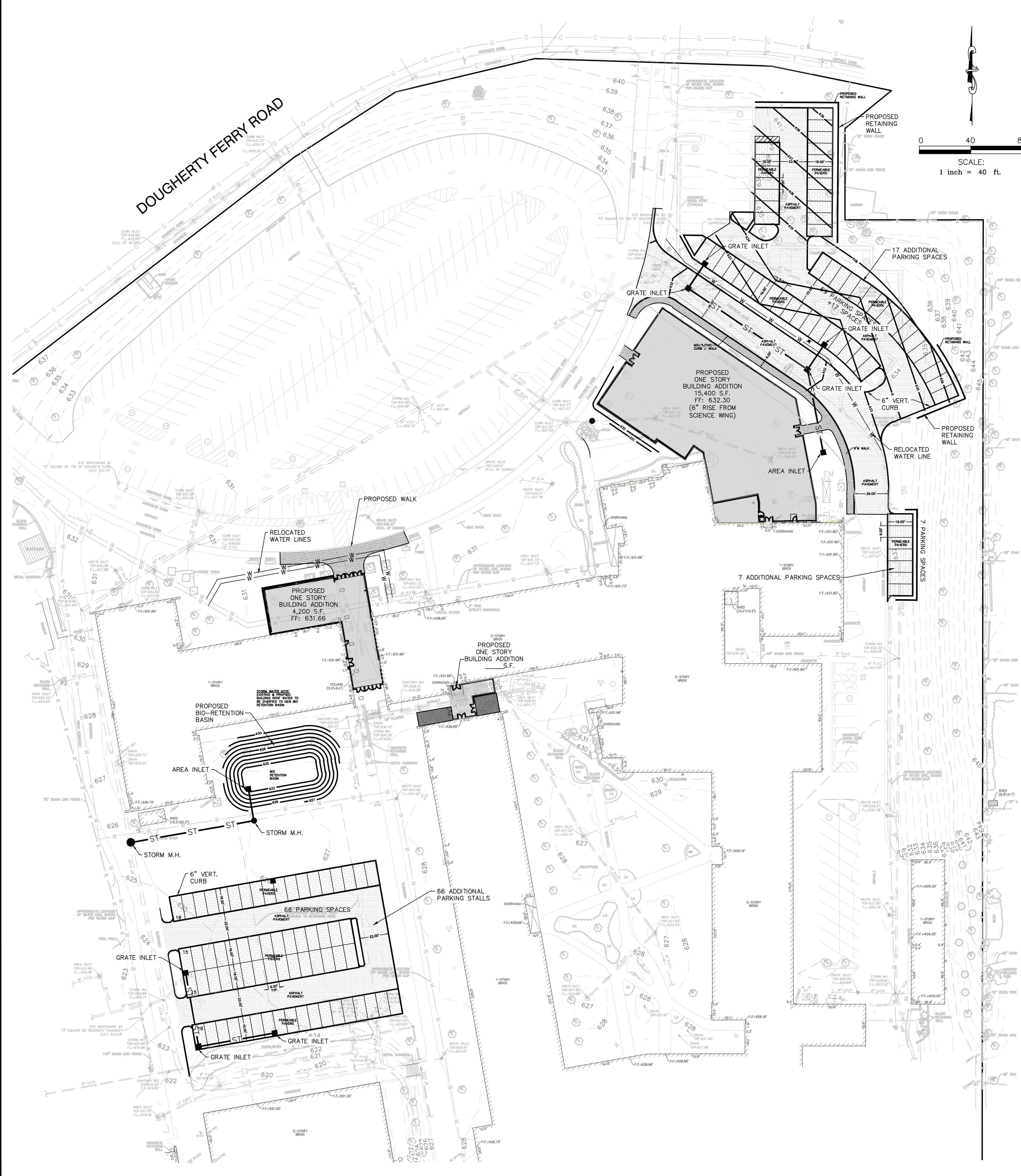
SITE DEVELOPMENT PLAN

for

KIRKWOOD HIGH SCHOOL

BRANDON A. HARP, P.E. E-28650
 PROFESSIONAL ENGINEER
 CEDC LICENSE NO.: 2003004674

LOTS 1 THROUGH 17 IN BLOCK 1, LOTS 1 THROUGH 34 IN BLOCK 2, LOTS 1 THROUGH 49 IN BLOCK 3, LOTS 1 THROUGH 38 IN BLOCK 4, LOTS 1 THROUGH 32 IN BLOCK 9, LOTS 1 THROUGH 32 IN BLOCK 10, LOTS 1 THROUGH 15 IN BLOCK 11, LOTS 1 THROUGH 24 IN BLOCK 12, LOTS 1 THROUGH 24 IN BLOCK 13, AND LOTS 1 THROUGH 25 IN BLOCK 14, INCLUDING ALL STREET AND ALLEYS OF CORONA PARK ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGES 12 AND 13 OF THE ST. LOUIS COUNTY RECORDS, IN SECTION 35, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN ST. LOUIS COUNTY, MISSOURI



LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
ADJUST TO GRADE	---
BACK OF CURB	---
FACE OF CURB	---
WATER MAIN	---
GAS MAIN	---
UNDERGROUND TELEPHONE	---
OVERHEAD WIRE	---
UNDERGROUND ELECTRIC	---
SILTATION CONTROL	---
FIRE HYDRANT	---
POWER POLE	---
WATER VALVE	---
LIGHT STANDARD	---
ASPHALT PAVEMENT	---
CONCRETE WALK	---
PERMEABLE PAVERS	---

LOCATION MAP

NOT TO SCALE

PROPERTY DATA

OWNER	= R7 SCHOOL DISTRICT
SITE ADDRESS	= 801 W ESSEX AVENUE, KIRKWOOD, MO 63122
LOCATOR NO.	= 23N540140
AREA	= 41.1799 AC.
EXISTING ZONING	= R3 (SINGLE FAMILY DISTRICT)
FIRE DISTRICT	= KIRKWOOD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= KIRKWOOD SCHOOL DISTRICT
WATERSHED	= GRAVOIS CREEK

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- 2.) NO GRADE SHALL EXCEEDS A 3:1 SLOPE.
- 3.) BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY MARLER SURVEYING.
- 4.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1":20". SLOPES GREATER THAN 1":20" MUST BE DESIGNED AS A RAMP.
- 5.) GRADING AND STORM WATER PER THE CITY OF KIRKWOOD AND M.S.D.
- 6.) ALL MATERIALS, METHODS OF CONSTRUCTION, AND PROPOSED IMPROVEMENTS TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI AND M.S.D.
- 7.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- 8.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 9.) ALL LANDSCAPE AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- 10.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SOODED, AS DIRECTED BY THE CITY OF KIRKWOOD UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- 11.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 12.) GRADING AND STORM WATER PER M.S.D. AND THE CITY OF KIRKWOOD STANDARDS & SPECIFICATIONS.
- 13.) SIDEWALKS, CURB RAMP, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG AND THE INFORMATION ON THE PLANS, THE ADAAG SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 14.) THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF KIRKWOOD.
- 15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 16.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF KIRKWOOD STANDARDS.
- 17.) ALL ROOFTOP EQUIPMENT, AIR-CONDITIONING UNITS, AND MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW OF ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- 18.) ANY PLANNED SITE LIGHTING SHALL BE DESIGNED WITH RECESSED LIGHTING FIXTURES THAT ARE AIMED AT A 90-DEGREE ANGLE TO THE GRADE BELOW. SUCH FIXTURES SHALL HAVE RECESSED LENSES WHERE THE LENS IS NOT VISIBLE FROM NEIGHBORING PROPERTIES. THE LIGHTING FIXTURES SHALL BE DESIGNED AND ORIENTED TO MINIMIZE LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES.
- 19.) INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES SHALL BE REQUIRED TO PROTECT ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAY. THE SILTATION CONTROL MEASURES SHALL BE INSTALLED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMIT.
- 20.) THE WATER SYSTEM SHALL MEET THE REQUIREMENTS OF THE KIRKWOOD FIRE AND WATER DEPARTMENTS. THE FIRE DEPARTMENT SHALL APPROVE THE WATER FLOW FOR THE PROJECT. IF SATISFACTORY WATER FLOW IS NOT AVAILABLE FROM THE EXISTING WATER SYSTEM IN ACCORDANCE WITH CITY POLICY, THE PETITIONER SHALL INSTALL THE NECESSARY MAINS AND ACCESSORIES.

SITE BENCHMARK #1

NAVD88 ELEV. = 631.79' FTUS
 "□" SQUARE CUT ON TOP OF CONCRETE CURB, AS SHOWN ON SURVEY.

SITE BENCHMARK #2

NAVD88 ELEV. = 633.38' FTUS
 "□" SQUARE CUT ON TOP OF CONCRETE CURB, AS SHOWN ON SURVEY.

SITE BENCHMARK #3

NAVD88 ELEV. = 623.58' FTUS
 "□" SQUARE CUT ON CONCRETE PAVEMENT, AS SHOWN ON SURVEY.

BENCHMARK

13220 NAVD88(SLC2011A) ELEV = 616.37 FTUS (OR) 187.870 METER NGVD29 ELEV = 616.68 FTUS "STANDARD ALUMINUM DISK" STAMPED SL-52 1992 DISK IS SET AT THE NORTHWEST CORNER OF LYNKIRK LANE AND LINDEMANN ROAD; 27' WEST OF THE CENTERLINE OF LINDEMANN ROAD AND 34' NORTH OF THE CENTERLINE OF LYNKIRK LANE.

PREPARED FOR:

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CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

Site Development Plan for
KIRKWOOD HIGH SCHOOL
 801 W. ESSEX AVENUE
 KIRKWOOD, MO 63122

Proj. #	2138
No. Description	Date
City Submittal	09/20/21

SITE DEVELOPMENT PLAN

C1



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Kirkwood High School

801 West Essex Avenue

10/19/21



BA
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Kirkwood High School

801 West Essex Avenue

10/21/21

VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHEAST



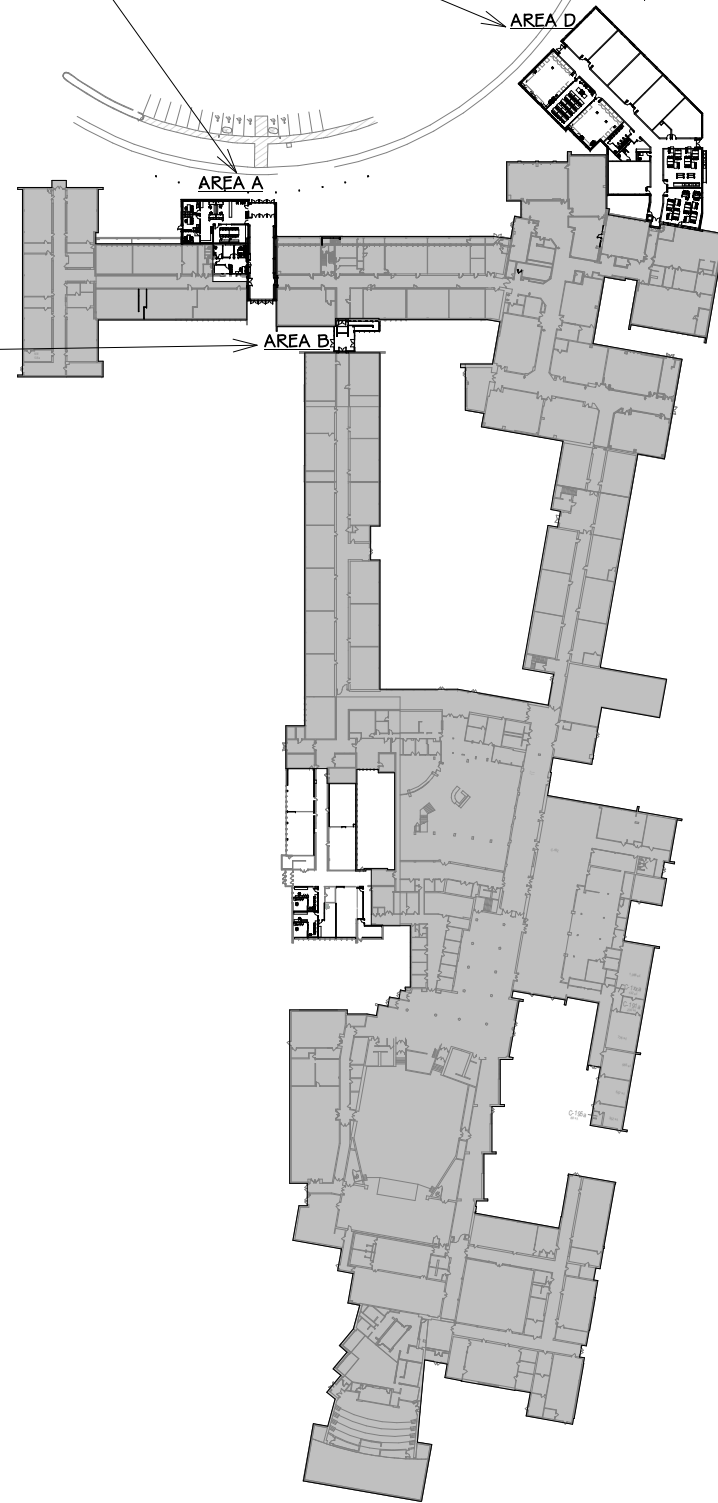
VIEW LOOKING SOUTH



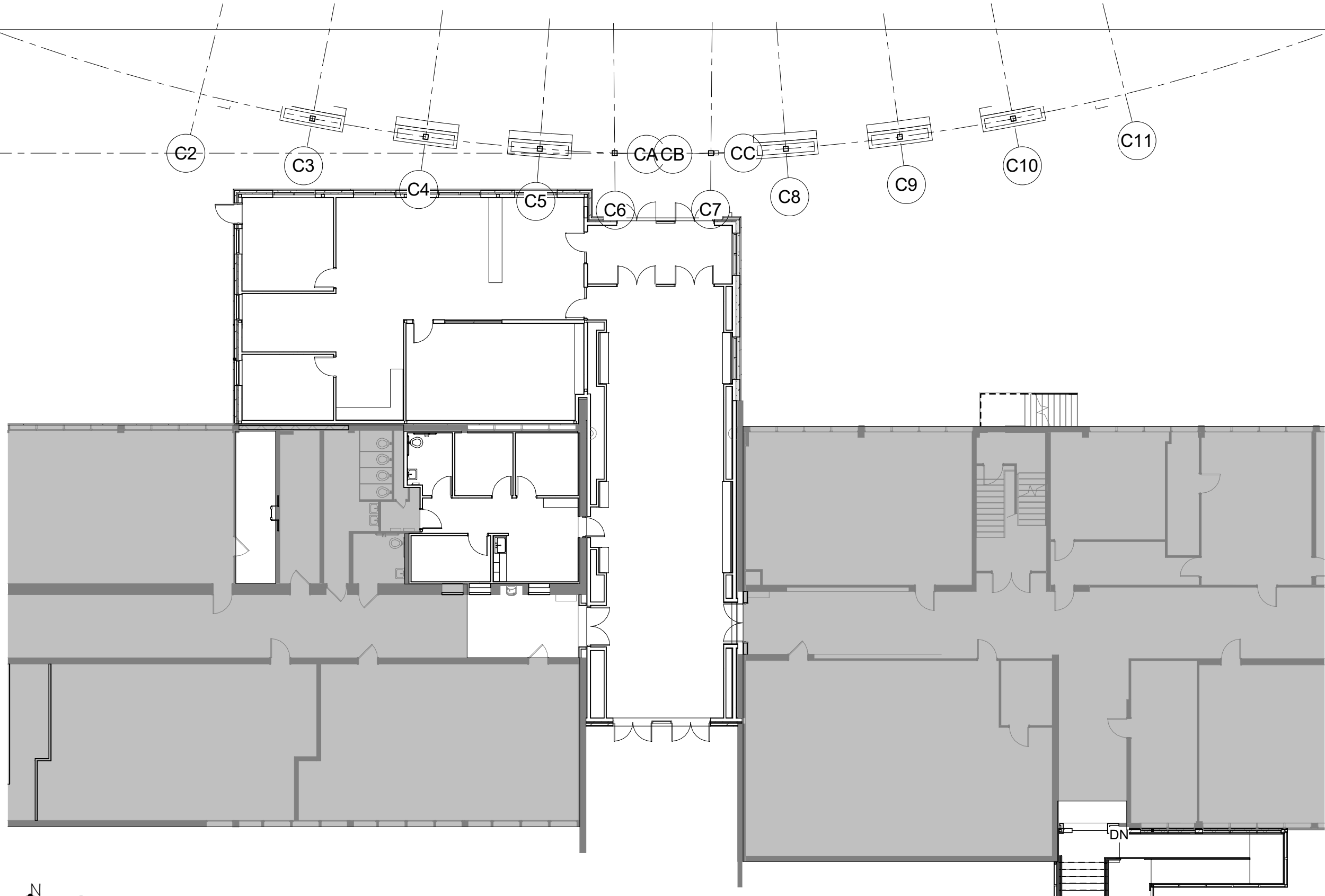
VIEW LOOKING EAST



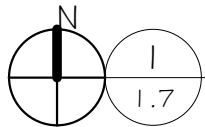
VIEW LOOKING EAST



KIRKWOOD HIGH SCHOOL



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AREA A - FLOOR PLAN - FIRST FLOOR
1/16" = 1'-0"

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1
1.8

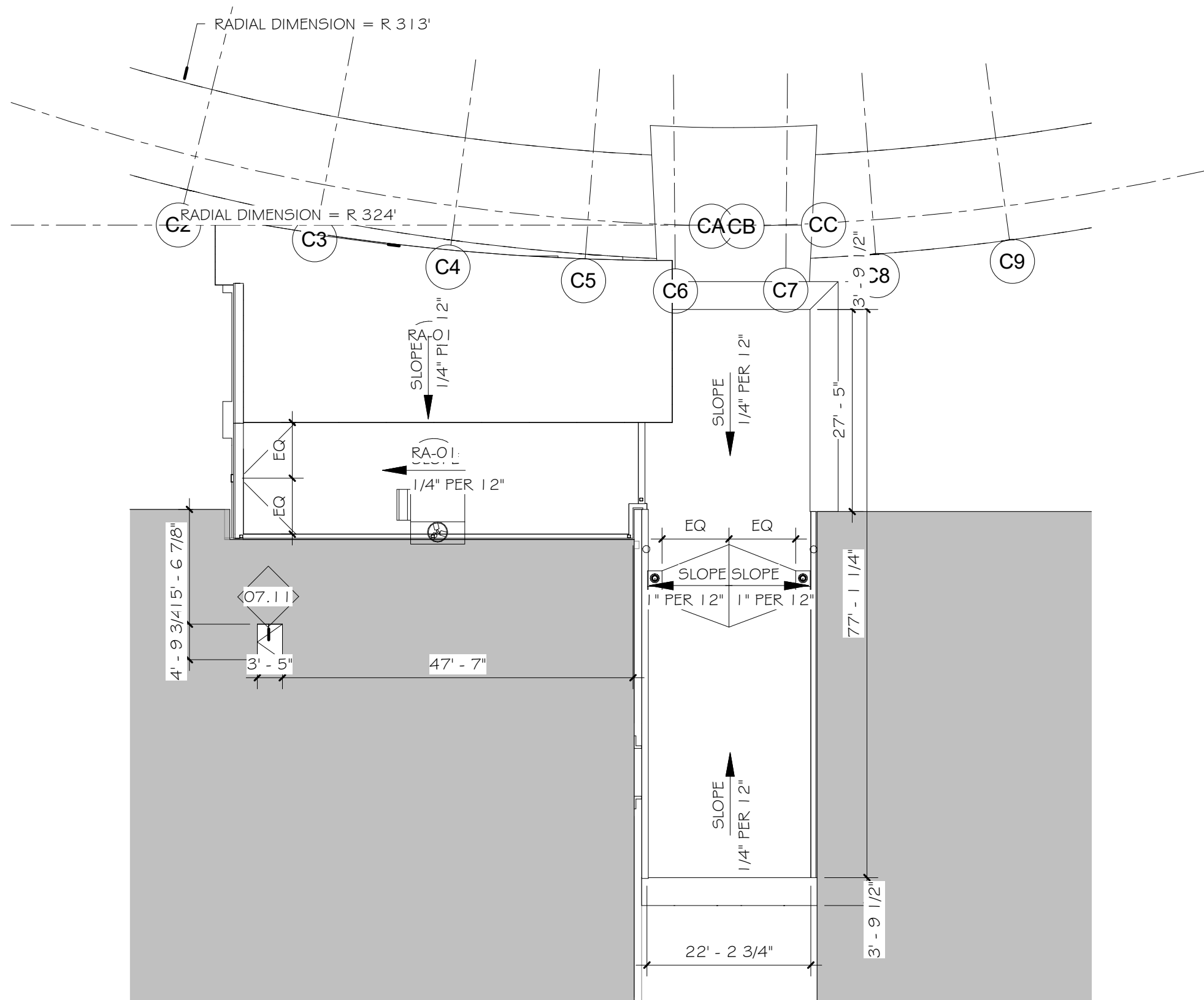
AREA D - FLOOR PLAN - FIRST FLOOR

3/64" = 1'-0"

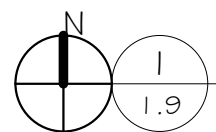
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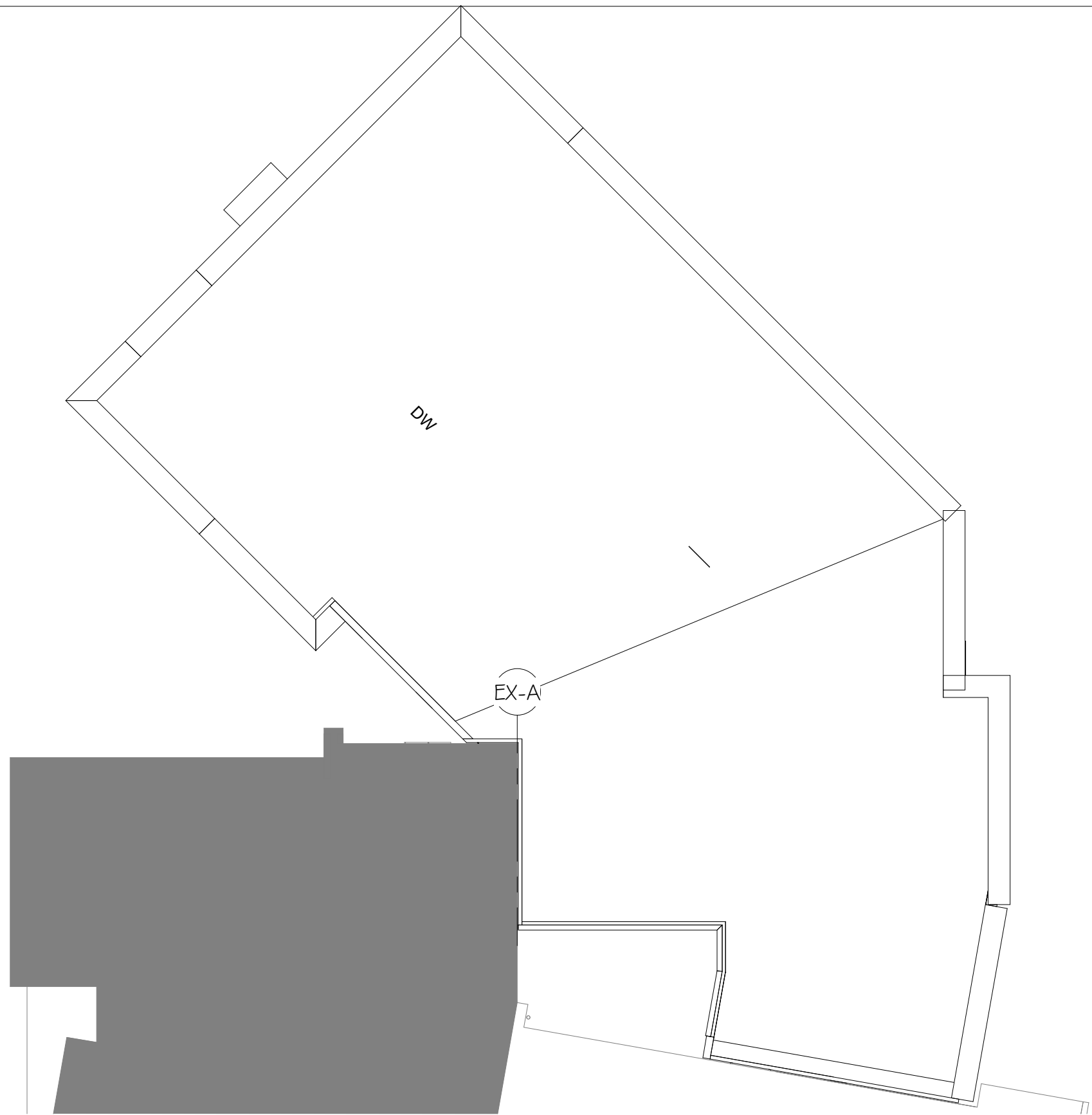


AREA A - FLOOR PLAN - FIRST FLOOR
1/16" = 1'-0"

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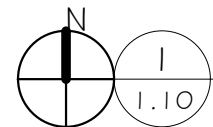


DW

EX-A

BA

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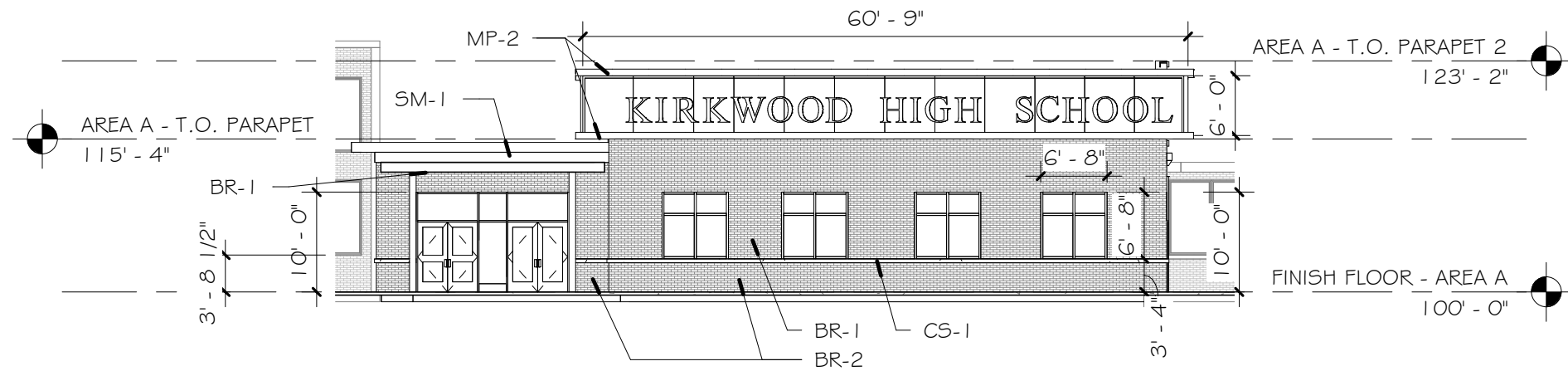


AREA D - ROOF PLAN
3/64" = 1'-0"

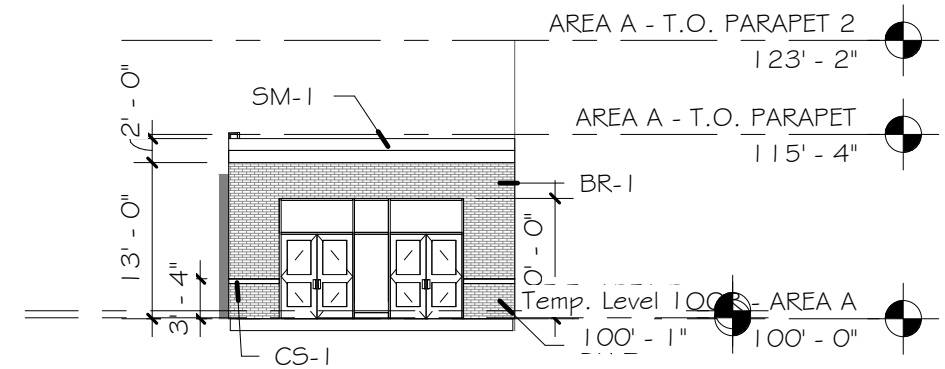
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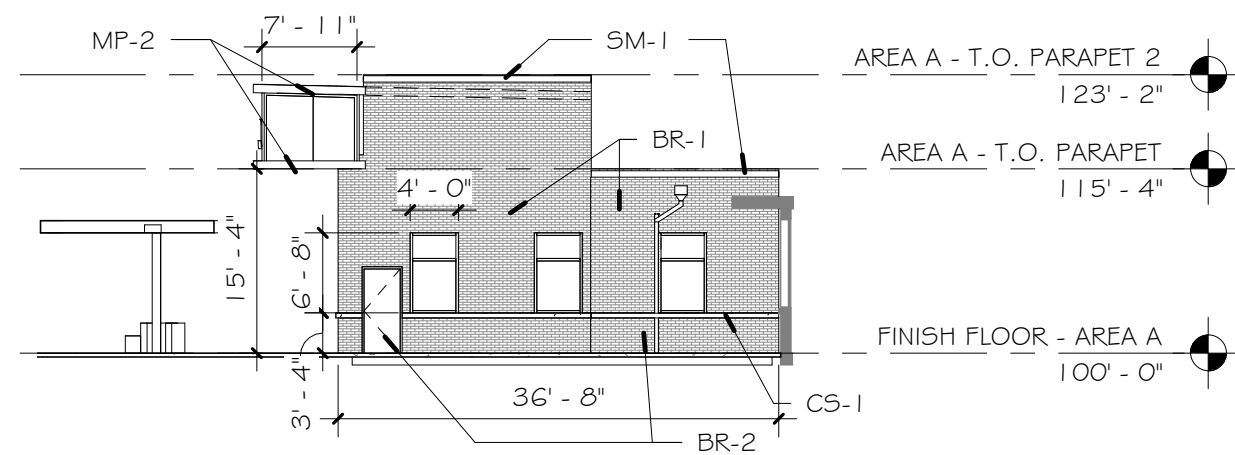
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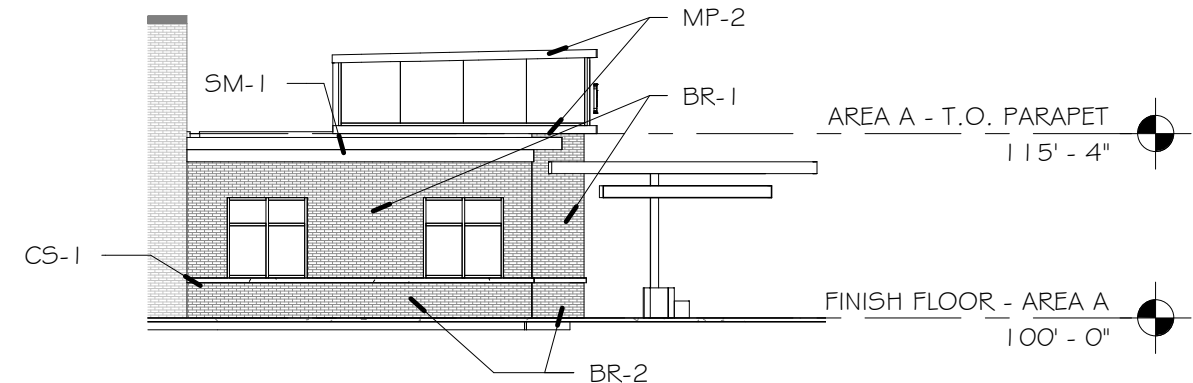
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1.1 1/16" = 1'-0"



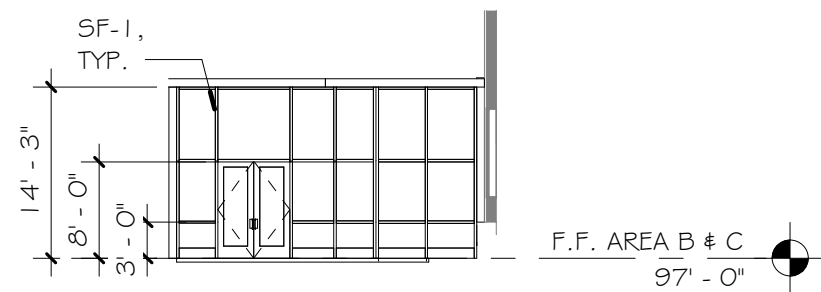
4 AREA A - SOUTH ELEVATION
1.1 1/16" = 1'-0"



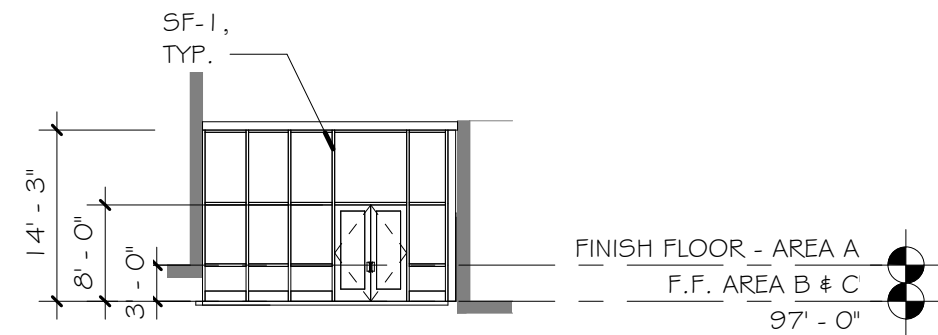
1 AREA A - WEST ELEVATION
1.1 1/16" = 1'-0"



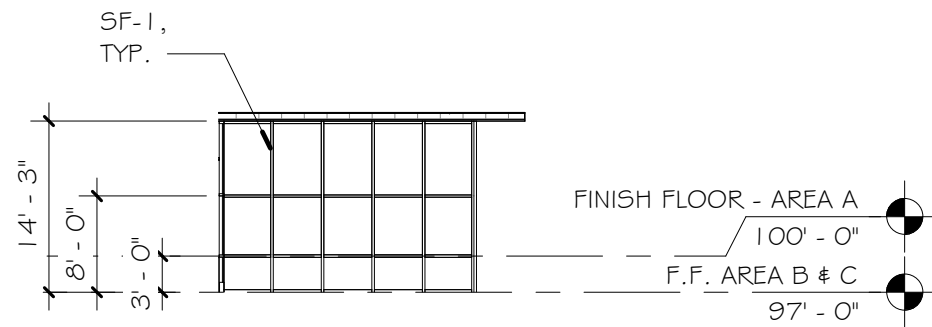
3 AREA A - EAST ELEVATION
1.1 1/16" = 1'-0"



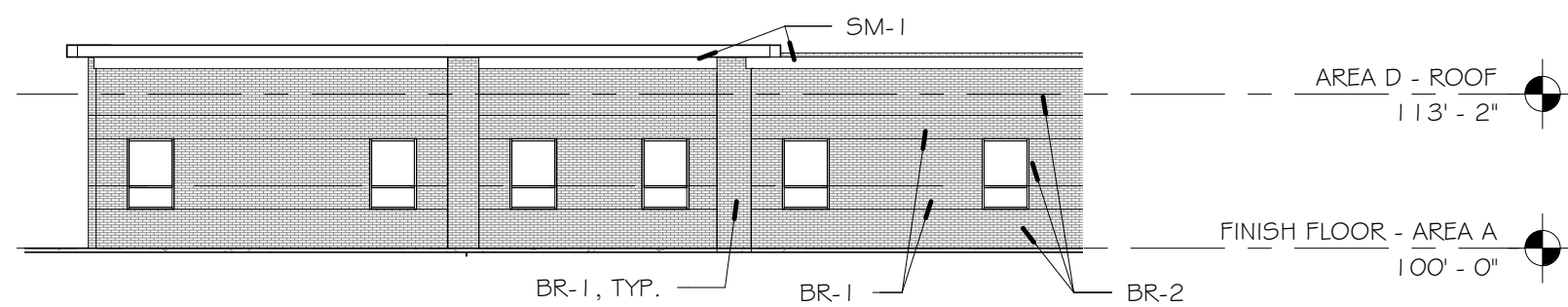
2 AREA B - EAST ELEVATION
1.3 1/16" = 1'-0"



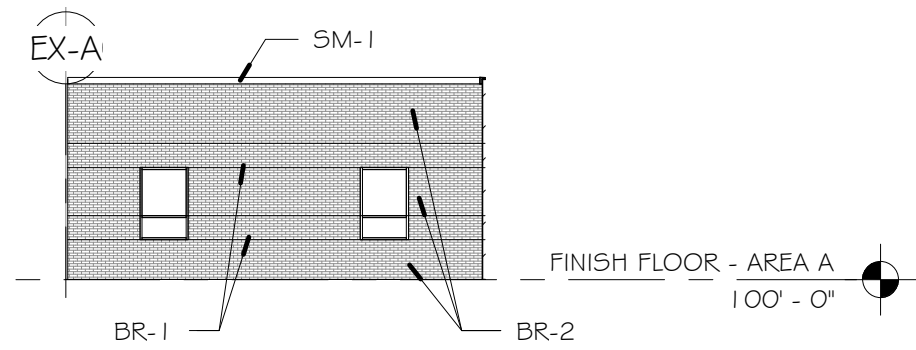
1 AREA B - WEST ELEVATION
1.3 1/16" = 1'-0"



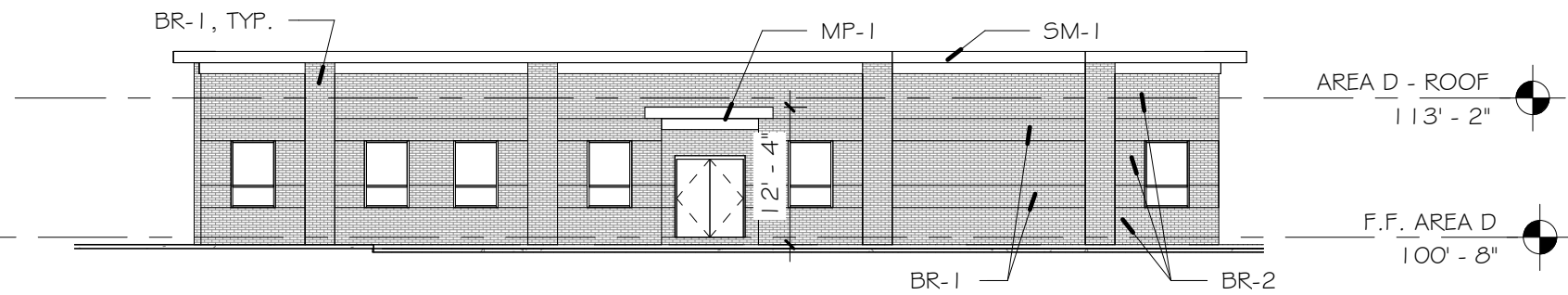
3 AREA B - SOUTH ELEVATION
1.3 1/16" = 1'-0"



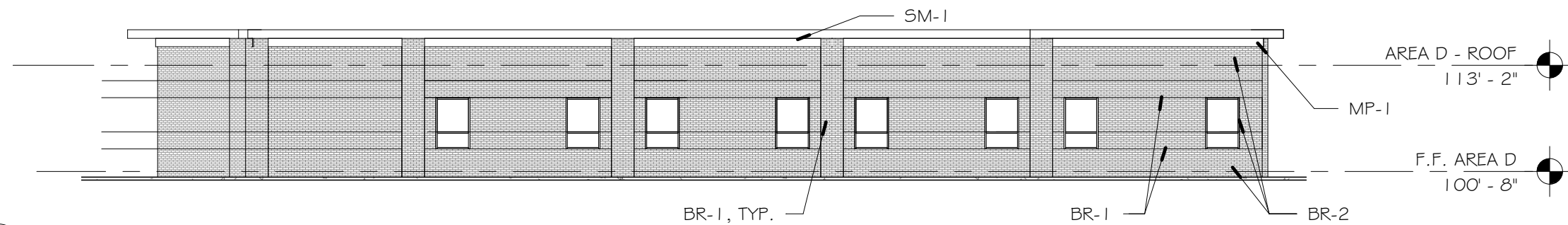
4 AREA D - SOUTHWEST ELEVATION
1.2 1/16" = 1'-0"



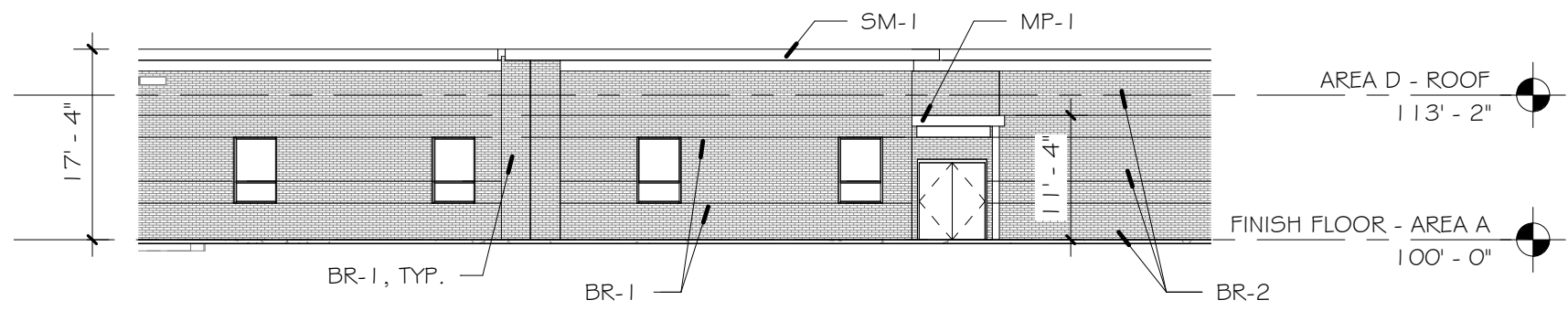
6 AREA D - PARTIAL SOUTH ELEVATION
1.2 1/16" = 1'-0"



3 AREA D - NORTHWEST ELEVATION
1.2 1/16" = 1'-0"

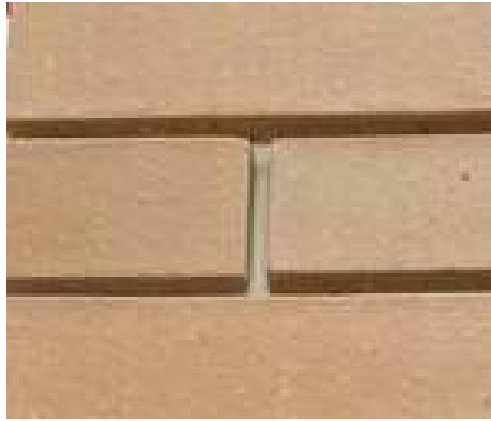


2 AREA D - NORTHEAST ELEVATION
1.2 1/16" = 1'-0"



1 AREA D - EAST ELEVATION
1.2 1/16" = 1'-0"

BRICK, BR-1



METAL PANEL, MP-1



STOREFRONT & GLAZING, SF-1



BRICK, BR-2



METAL PANEL, MP-2



CAST STONE, CS-1



SHEET METAL, SM-1



KIRKWOOD HIGH SCHOOL