

PROPOSED CITY PARK - SIDEWALK & STORMWATER IMPROVEMENTS

TWIN OAKS CT, TWIN OAKS ST. LOUIS, MO 63021

UTILITY/ GOVERNING AGENCIES CONTACTS	
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SANITARY SEWER	METROPOLITAN SEWER DISTRICT CONTACT: DEVELOPMENT REVIEW ENGINEERING DESK PHONE: (314) 768-2705 REVIEWER: EUGENE JOHNSON PHONE: (314) 768-6342 EMAIL: EWJOHN@STLMSD.COM
WATER	MISSOURI AMERICAN WATER CONTACT: MATTHEW HERNANDEZ PHONE: (314) 343-9603 EMAIL: MATTHEW.HERNANDEZ@AMWATER.COM
STORM SEWER	METROPOLITAN SEWER DISTRICT CONTACT: DEVELOPMENT REVIEW ENGINEERING DESK PHONE: (314) 768-2705 REVIEWER: EUGENE JOHNSON PHONE: (314) 768-6342 EMAIL: EWJOHN@STLMSD.COM



SITE LOCATION MAP

NOT TO SCALE

SHEET INDEX		
SHEET TITLE	SHEET NAME	SHEET NUMBER
COVER SHEET	CS-1	X OF XX
TOPOGRAPHIC SURVEY	TS-1	X OF XX
TOPOGRAPHIC SURVEY	TS-2	X OF XX
TOPOGRAPHIC SURVEY	TS-3	X OF XX
EROSION AND SEDIMENT CONTROL SITE MAP NOTES	ESC-1	X OF XX
EROSION AND SEDIMENT CONTROL PLAN	ESC-2	X OF XX
EROSION AND SEDIMENT CONTROL PLAN	ESC-3	X OF XX
EROSION AND SEDIMENT CONTROL PLAN	ESC-4	X OF XX
EROSION AND SEDIMENT CONTROL DETAIL SHEET	ESC-5	X OF XX
EROSION AND SEDIMENT CONTROL DETAIL SHEET	ESC-6	X OF XX
EROSION AND SEDIMENT CONTROL DETAIL SHEET	ESC-7	X OF XX
EROSION AND SEDIMENT CONTROL DETAIL SHEET	ESC-8	X OF XX
DEMOLITION PLAN	DM-1	X OF XX
DEMOLITION PLAN	DM-2	X OF XX
DEMOLITION PLAN	DM-3	X OF XX
GRADING PLAN	GR-1	X OF XX
GRADING PLAN	GR-2	X OF XX
GRADING PLAN	GR-3	X OF XX
SITE/UTILITY PLAN	SUP-1	X OF XX
SITE/UTILITY PLAN	SUP-2	X OF XX
SITE/UTILITY PLAN	SUP-3	X OF XX
STORM SEWER PLAN AND PROFILE	STPP-1	X OF XX
STORM SEWER PLAN AND PROFILE	STPP-2	X OF XX
STORM SEWER DRAINAGE AREA MAP	DA-1	X OF XX
DETAIL SHEET 1	DTL-1	X OF XX
DETAIL SHEET 2	DTL-2	X OF XX
DETAIL SHEET 3	DTL-3	X OF XX

CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfoeng.com TELEPHONE: (636) 239-4751

103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN
A.J.R.
CHECKED
T.S.D.
DATE
2/2/2026
SCALE
NO SCALE
JOB No.
3497-3K
SHEET NAME
COVER SHEET

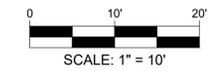
CS-1
X OF X

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

TOPOGRAPHIC SURVEY

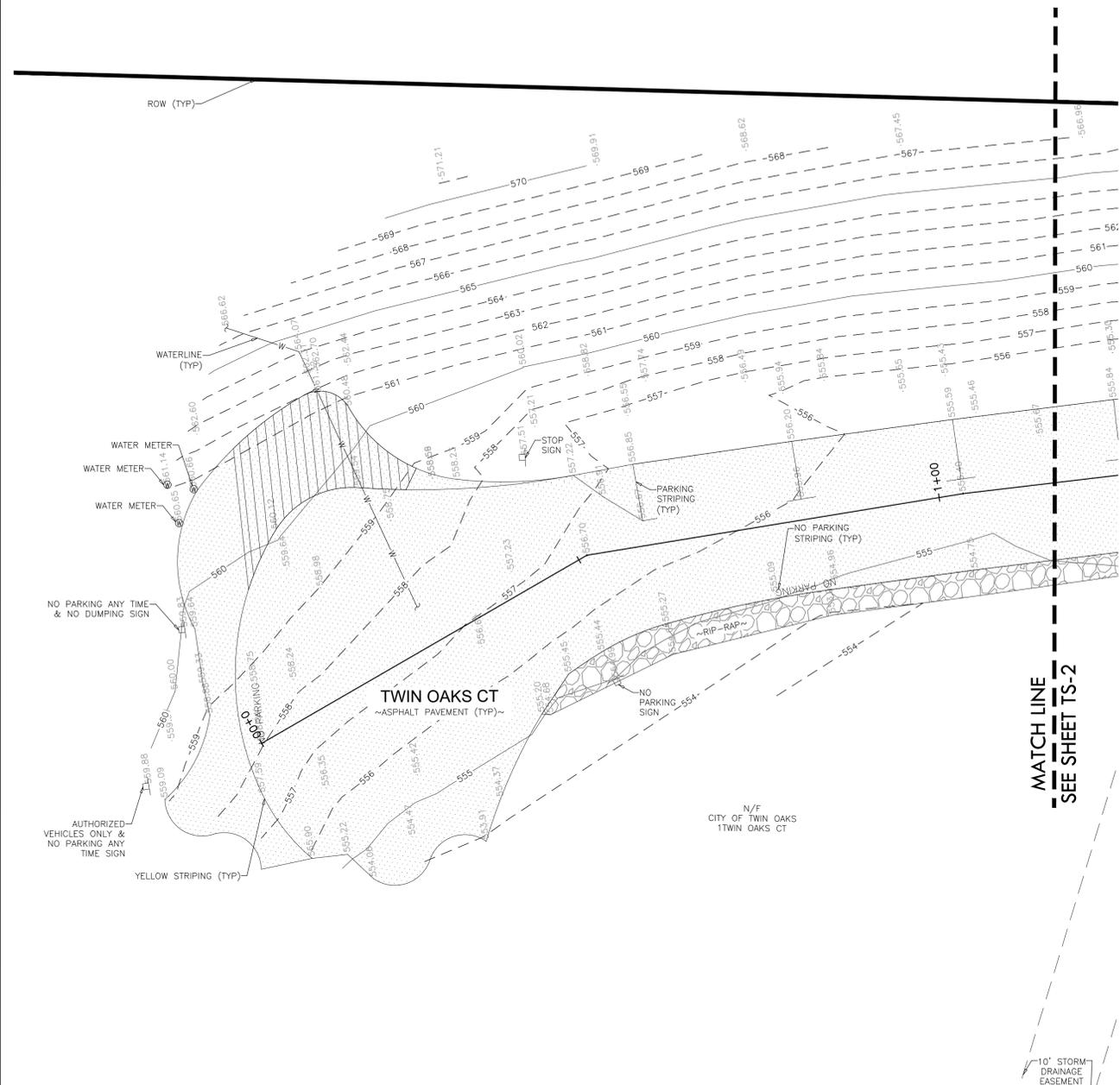
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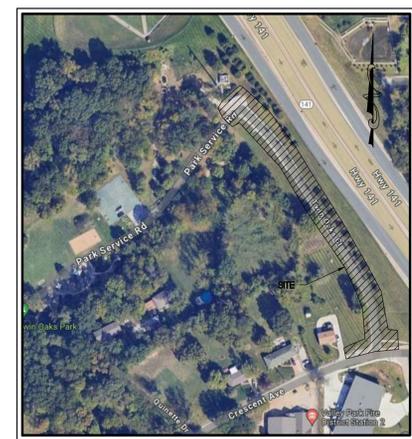
TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	— AE —
UNDERGROUND ELECTRIC	— UE —
UNDERGROUND TELEPHONE	— UT —
GAS LINE	— G —
WATERLINE	— W —
FIBER OPTIC	— FO —
CABLE LINE	— UC —
SANITARY SEWER	— SS —
STORM SEWER	— S —
RIGHT-OF-WAY	— — — — —
PROPERTY LINE	— — — — —
EASEMENT	— — — — —
CONTOURS	— 100 —
CATCH BASIN	⊠
DOUBLE CATCH BASIN	⊠ ⊠
GRATED INLET	⊠
FLARED END SECTION	▷
JUNCTION BOX	⊙
SANITARY MANHOLE	⊙
WATER METER	⊙
WATER VALVE	⊙
WATERLINE MARKER	⊙
SIGN	⊙
UTILITY POLE	⊙
UTILITY POLE W LIGHT	⊙
UTILITY BOX	⊙
UTILITY PEDESTAL	⊙
UTILITY MANHOLE	⊙
TOP AND TOE OF SLOPE	— · — · — · — · —

TOPOGRAPHIC SURVEY NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Elevations tied into North American Vertical Datum of 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by BFA, Inc. on November 10, 2025.
- Right-of-Way and property line information gathered from St. Louis GIS and shall be considered approximate.
- This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 2918900303K dated February 4, 2015.
- This site is zoned Park District & Single-Family Residential Dwelling District as per City of Twin Oaks Zoning Map.
- Irrigation systems were not marked or determined, at time of survey.
- Water service to this site is provided by Missouri-American Water, at time of survey.
- Electrical Systems for street lighting were not marked or determined, at time of survey.
- Sanitary sewer service to this site is provided by St. Louis Metropolitan Sewer District, at time of survey.
- Electrical service to this site is provided by Ameren, at time of survey.
- Telephone service to this site is provided by AT&T & Charter, at time of survey.
- Natural gas service to this site is provided by Spire, at time of survey.
- Existing storm sewers, that were accessible at the time field work was completed, appeared to be in good condition.
- Existing sanitary sewers, that were accessible at the time field work was completed, appeared to be in good condition.
- The minimum depth of cover for waterlines on this site shall meet Missouri-American Water Company standards. Actual depths of waterlines may vary.
- There are currently 25 total typical regular parking spaces on the project site with 3 handicap spaces located just West of the project site. Parking spaces are approximately 8' x 22' in size and drive aisle is approximately 14' in width.



ABBREVIATION KEY	
ABBREVIATION	DESCRIPTION
AI	AREA INLET
CB	CATCH BASIN
CI	CURB INLET
CPP	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
EL	ELEVATION
FES	FLARED END SECTION
FL	FLOWLINE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
JB	JUNCTION BOX
N/F	NOW AND FORMALLY
NFV	NOT FIELD VERIFIED
PT	POINT
PVC	POLYMERIZING VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
STA	STATION
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBR	TO BE REMOVED AND RELOCATED
TR	TO REMAIN
TYP	TYPICAL



CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021

REVISIONS	
1	By: X.X.X XX-XX-XX App: X.X.X
2	By: X.X.X XX-XX-XX App: X.X.X
3	By: X.X.X XX-XX-XX App: X.X.X
4	By: X.X.X XX-XX-XX App: X.X.X

DRAWN
 A.J.R.
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 T.S.D.
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 2/11/2026
 SCALE
 1"=10'
 JOB No.
 3497-3K
 SHEET NAME
 TOPOGRAPHIC SURVEY
TS-1
 X OF X

PRELIMINARY DRAWING
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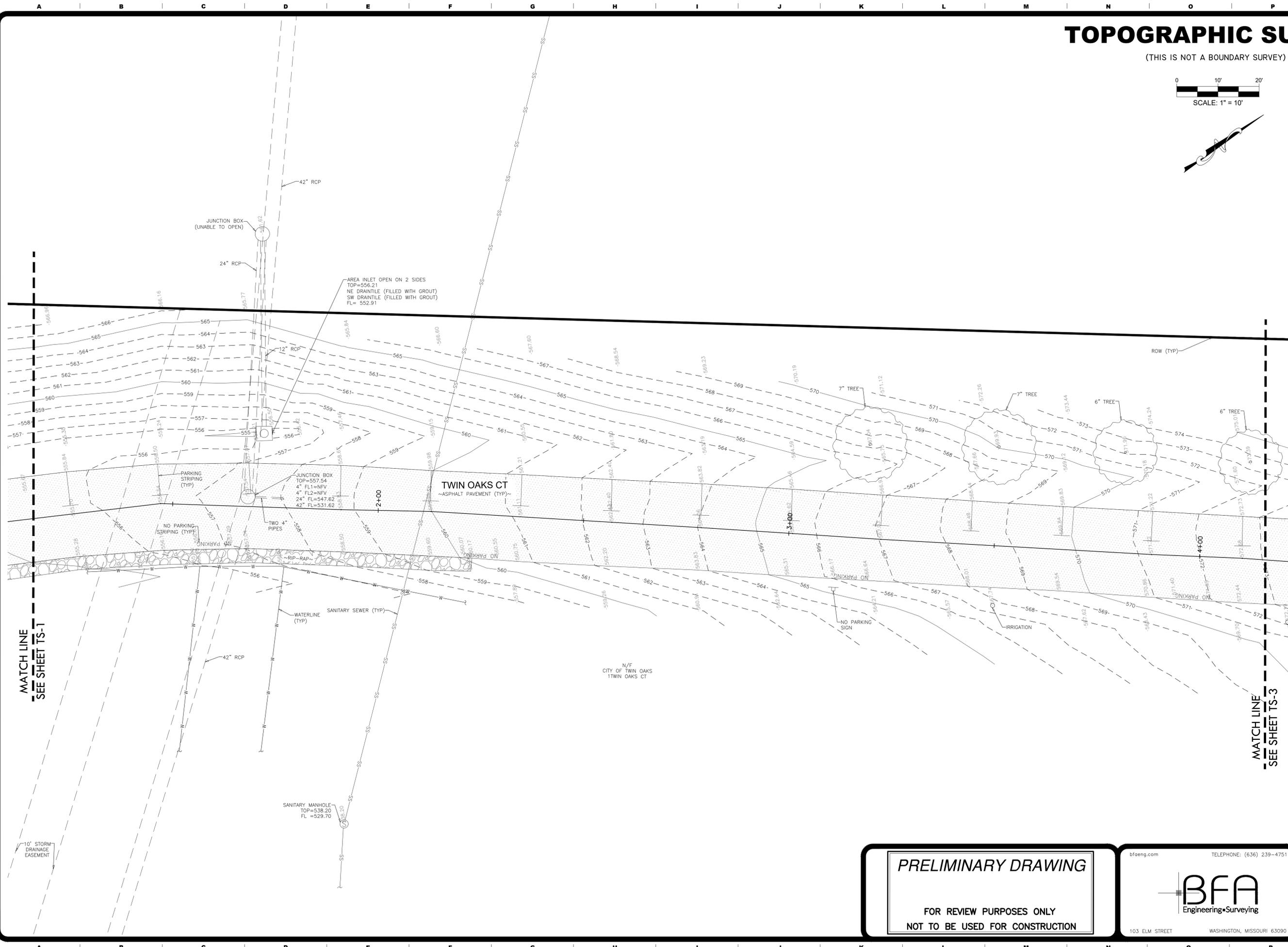
bfaeng.com TELEPHONE: (636) 239-4751

 103 ELM STREET WASHINGTON, MISSOURI 63090

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 The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)



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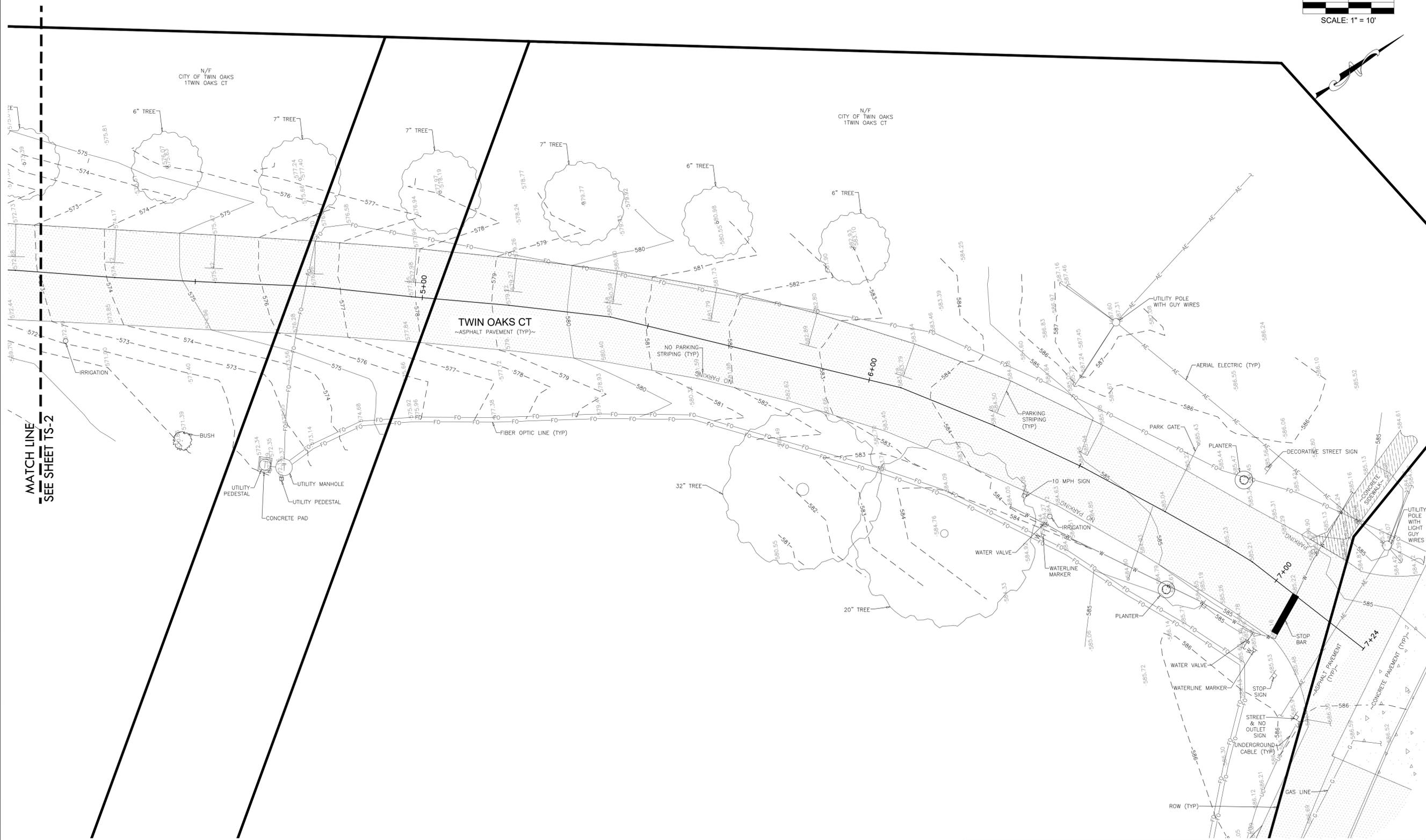
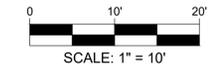
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BFA
Engineering-Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090

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TOPOGRAPHIC SURVEY

(THIS IS NOT A BOUNDARY SURVEY)



MATCH LINE
SEE SHEET TS-2

**CITY PARK - STORMWATER & SIDEWALK
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4	By: X.X.X	XX-XX-XX	App: X.X.X

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SHEET NAME
TOPOGRAPHIC SURVEY
TS-3
X OF X

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DEMOLITION PLAN

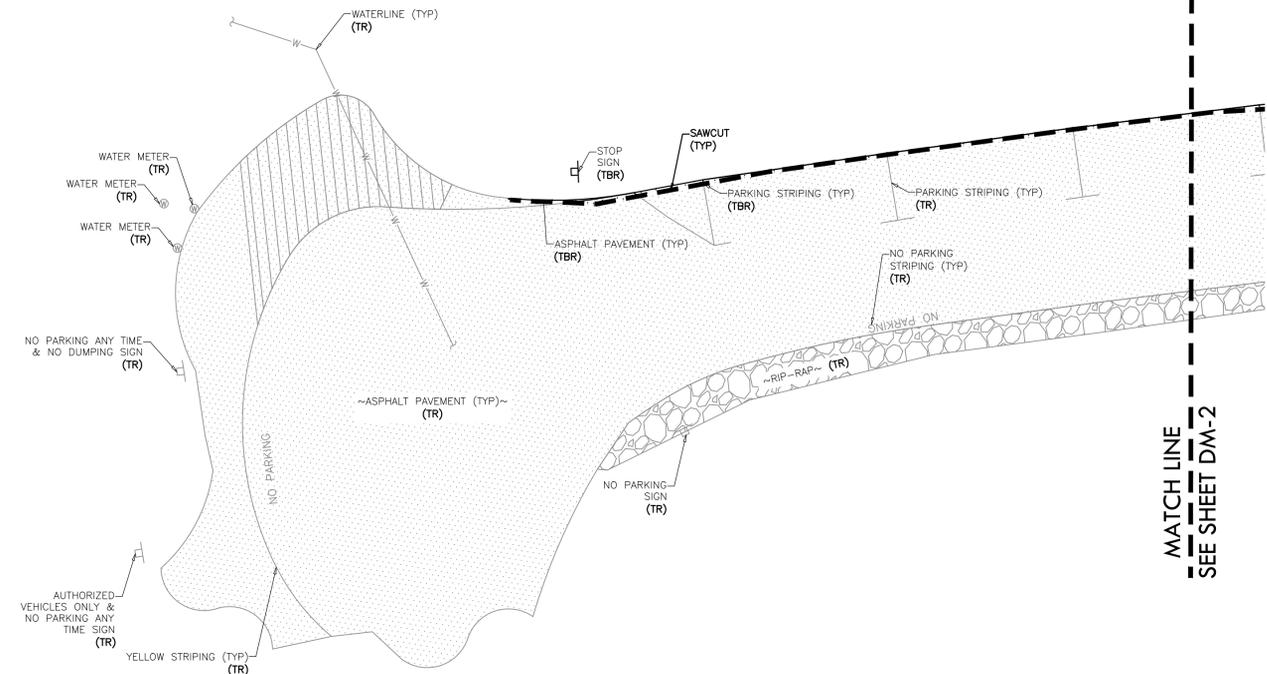


PAVEMENT LEGEND	
EXISTING	PROPOSED

ABBREVIATION KEY	
ABBREVIATION	DESCRIPTION
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STA	STATION
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBRE	TO BE REMOVED AND RELOCATED
TR	TO REMAIN
TYP	TYPICAL

- DEMOLITION PLAN NOTES:
- The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.
 - The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.
 - The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.
 - The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
 - The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.
 - The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.
 - The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.
 - The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.
 - The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.
 - Completely fill below grade areas and voids resulting from demolition or removal of structures, underground fuel storage tanks, wells, cisterns, etc., using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.
 - No burning of any material, debris, or trash on-site or off-site will be allowed, except when allowed by appropriate governing authority and Owner. Any permits required for doing so shall be obtained by the Contractor.
 - All items noted "to be adjusted" shall be raised or lowered to match the new grade indicated or flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.)
 - Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the technical specifications.
 - Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.
 - The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.
 - The Contractor shall keep the premises clean and free of debris during construction.
 - The fire protection for the site shall remain in service at all times during construction.
 - All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.
 - The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Contractor means and methods shall assure new asphalt/concrete pavement, concrete curb and gutter, sidewalks, etc. is placed against a fresh, clean, sharp sawcut line, this will mean more than one sawcut may be necessary.
 - Remove all stumps, bushes, trees, weeds and other surface obstructions from the site that are within the proposed construction area and that are not otherwise noted to remain. Contractor to strip all topsoil from entire area to be graded. This may be done in phases. (Refer to Erosion and Sediment Control Plans.)
 - The sitework for this project shall meet or exceed the "Technical Specifications".
 - The contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.
 - The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - The demolition plan is intended to provide general information, only, regarding items to be demolished and/or removed. The contractor must also review the other drawings and include in demolition activities all incidental work necessary for the construction of the new site improvements.
 - It shall be the contractor's responsibility to protect the public at all times. Fencing, barricades, enclosures, barrels, signage, etc. shall be used in the best possible manner as approved by the City of Twin Oaks.
 - All utilities shall be lowered to meet the minimum depth of cover required by the appropriate utility company.
 - All underground telephone lines noted "to be adjusted" shall be lowered to have a minimum depth of over 18 inches.
 - Existing Conditions: Contractor should document existing conditions prior to the start of work. The contractor shall be responsible for repairing any damage done to any existing items that will remain in place after construction and demolition is complete. Those items include, but are not limited to, drainage systems, utilities, curbing, pavement, lighting, etc. repairs shall be equal to or better than existing conditions. Contractor is responsible for documenting any existing damage and notifying the City of Twin Oaks.
 - Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and the City of Twin Oaks immediately of any conflicts with proposed improvements as indicated on these plans.

DEMOLITION LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	—AE—
UNDERGROUND ELECTRIC	—UE—
UNDERGROUND TELEPHONE	—UT—
GAS LINE	—G—
WATERLINE	—W—
FIBER OPTIC	—FO—
CABLE LINE	—UC—
SANITARY SEWER	—SS—
STORM SEWER	—SSSS—
RIGHT-OF-WAY	—
PROPERTY LINE	—
EASEMENT	—
CONTOURS	—100—
CATCH BASIN	
DOUBLE CATCH BASIN	
GRADED INLET	
FLARED END SECTION	
JUNCTION BOX	
SANITARY MANHOLE	
WATER METER	
WATER VALVE	
WATERLINE MARKER	
SIGN	
UTILITY POLE	
UTILITY POLE W LIGHT	
UTILITY BOX	
UTILITY PEDESTAL	
UTILITY MANHOLE	
TOP AND TOE OF SLOPE	—



CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN, KNOWN TO EXIST, AND/OR LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES ON THIS PROJECT SITE OR ON ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE CITY OF TWIN OAKS, THE PROPERTY OWNER, AND BFA, INC.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

CONSTRUCTION PHASING NOTES:

BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS EXAMINED THE PROJECT TO THE DEGREE NECESSARY TO PROVIDE A LUMP SUM PRICE FOR THE WORK AND THAT HE/SHE HAS ACCOUNTED FOR ANY ADDITIONAL TEMPORARY PROTECTION, TRAFFIC CONTROL, LOW IMPACT CONSTRUCTION EQUIPMENT, AND/OR WORK REQUIRED DURING SPECIFIED DATES AND HOURS THAT MAY BE REQUIRED TO MINIMIZE DISRUPTIONS AND/OR INCONVENIENCE TO THE COMMERCIAL AND RESIDENTIAL OCCUPANTS AND PROPERTY.

PRIOR TO START OF CONSTRUCTION ACTIVITIES, BY THE CONTRACTOR, A PRECONSTRUCTION MEETING SHALL BE CONDUCTED BETWEEN THE CONTRACTOR, THE ENGINEER, AND THE CITY OF TWIN OAKS TO DISCUSS PROJECT PHASING AND TEMPORARY TRAFFIC CONTROL.

CONTRACTOR SHALL MAINTAIN DEWATERING OPERATIONS AND EROSION AND SEDIMENT CONTROL BMP'S.

TRAFFIC CONTROL
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL MEASURES NECESSARY TO ENSURE THE SAFETY OF CONSTRUCTION CREWS, PEDESTRIANS, AND TRAFFIC DURING CONSTRUCTION. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL MEASURES ARE INSTALLED. ALL TRAFFIC CONTROL DEVICES AND SIGNAGE SHALL MEET MDDOT AND MUTCD STANDARDS.

CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS OF ANY INTERRUPTION OF ACCESS TO PRIVATE DRIVEWAYS AT LEAST 24 HOURS IN ADVANCE.

CONTRACTOR SHALL PROVIDE MESSAGE BOARDS AND DETOUR SIGNS 48 HOURS BEFORE ROAD CLOSURE. CONTRACTOR SHALL NOTIFY THE CITY OF TWIN OAKS 48 HOURS IN ADVANCE OF ANY INTENDED ALTERATIONS TO TRAFFIC FLOW.
APRIL MILNE (636) 225-7873
JAKE KEMPER (636) 225-7873

NOTE TO CONTRACTOR - COORDINATION REQUIREMENTS
THROUGHOUT THE DURATION OF THE PROJECT THE GENERAL CONTRACTOR'S SUPERINTENDENT SHALL COORDINATE WITH THE CITY OF TWIN OAKS TO DISCUSS PROJECT SCHEDULING AND CONSTRUCTION PROGRESS.

CONTRACTOR STAGING AREA REQUIREMENTS
THE CONTRACTOR'S STAGING AND STORAGE AREAS SHALL BE RETURNED TO THE PRE-CONSTRUCTION CONDITION (INCLUDING EXISTING ELEVATIONS) UPON COMPLETION OF THE PROJECT.

PRELIMINARY DRAWING

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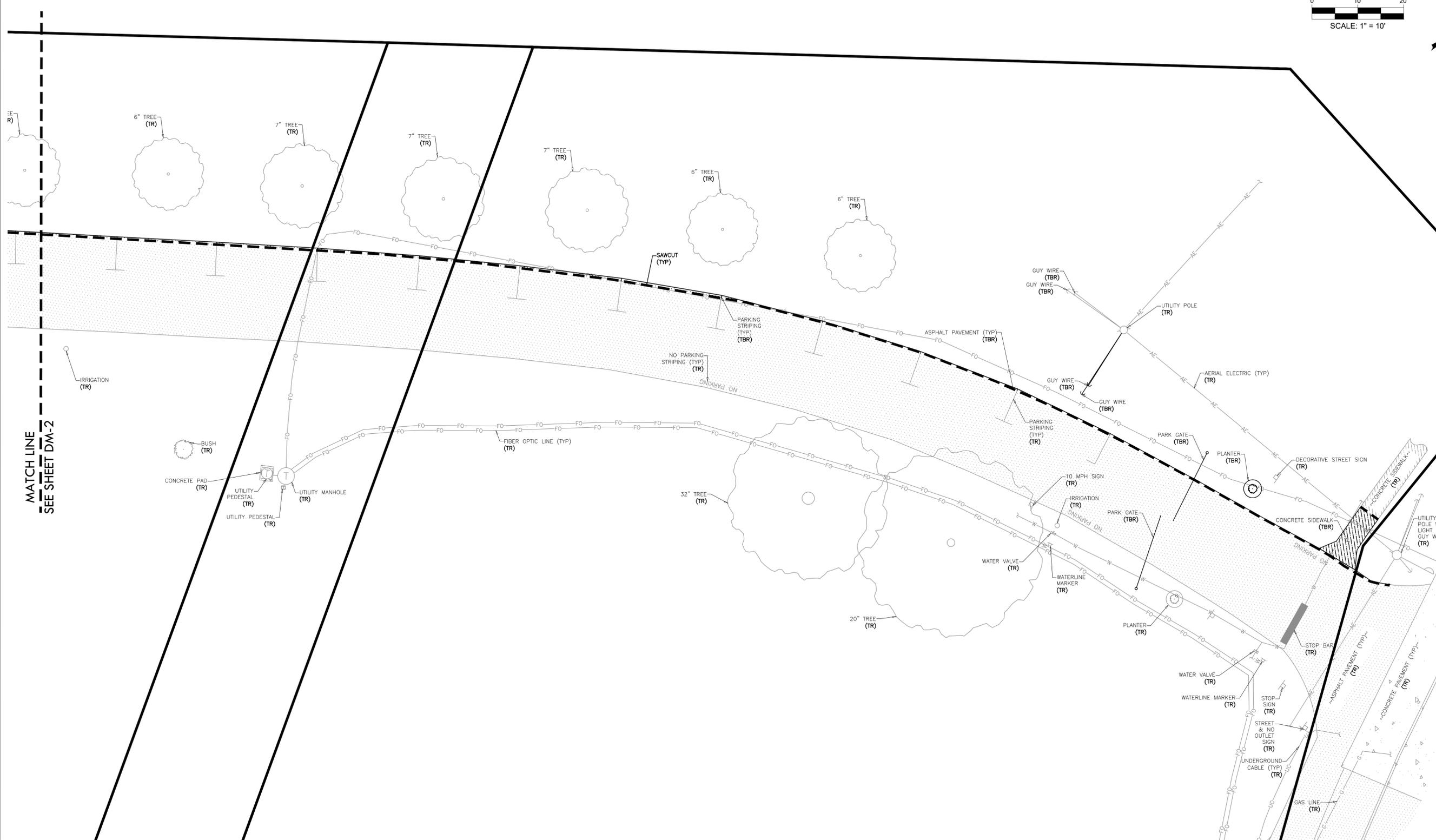
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DRAWN	A.J.R.
CHECKED	T.S.D.
DATE	2/12/2026
SCALE	1"=10'
JOB No.	3497-3K
SHEET NAME	DEMOLITION PLAN
DM-1	X OF X

DEMOLITION PLAN



MATCH LINE
SEE SHEET DM-2

CITY PARK - STORMWATER & SIDEWALK
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DRAWN A.J.R.
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SCALE 1"=10'
JOB No. 3497-3K
SHEET NAME DEMOLITION PLAN
DM-3 X OF X

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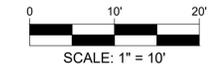
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GRADING PLAN



ABBREVIATION KEY	
ABBREVIATION	DESCRIPTION
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CB	CATCH BASIN
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CPP	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
EL	ELEVATION
FES	FLARED END SECTION
FL	FLOWLINE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
JB	JUNCTION BOX
N/F	NOW AND FORMALLY
NFV	NOT FIELD VERIFIED
PT	POINT
PVC	POLYMERIZING VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
STA	STATION
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBRE	TO BE REMOVED AND RELOCATED
TR	TO REMAIN
TYP	TYPICAL

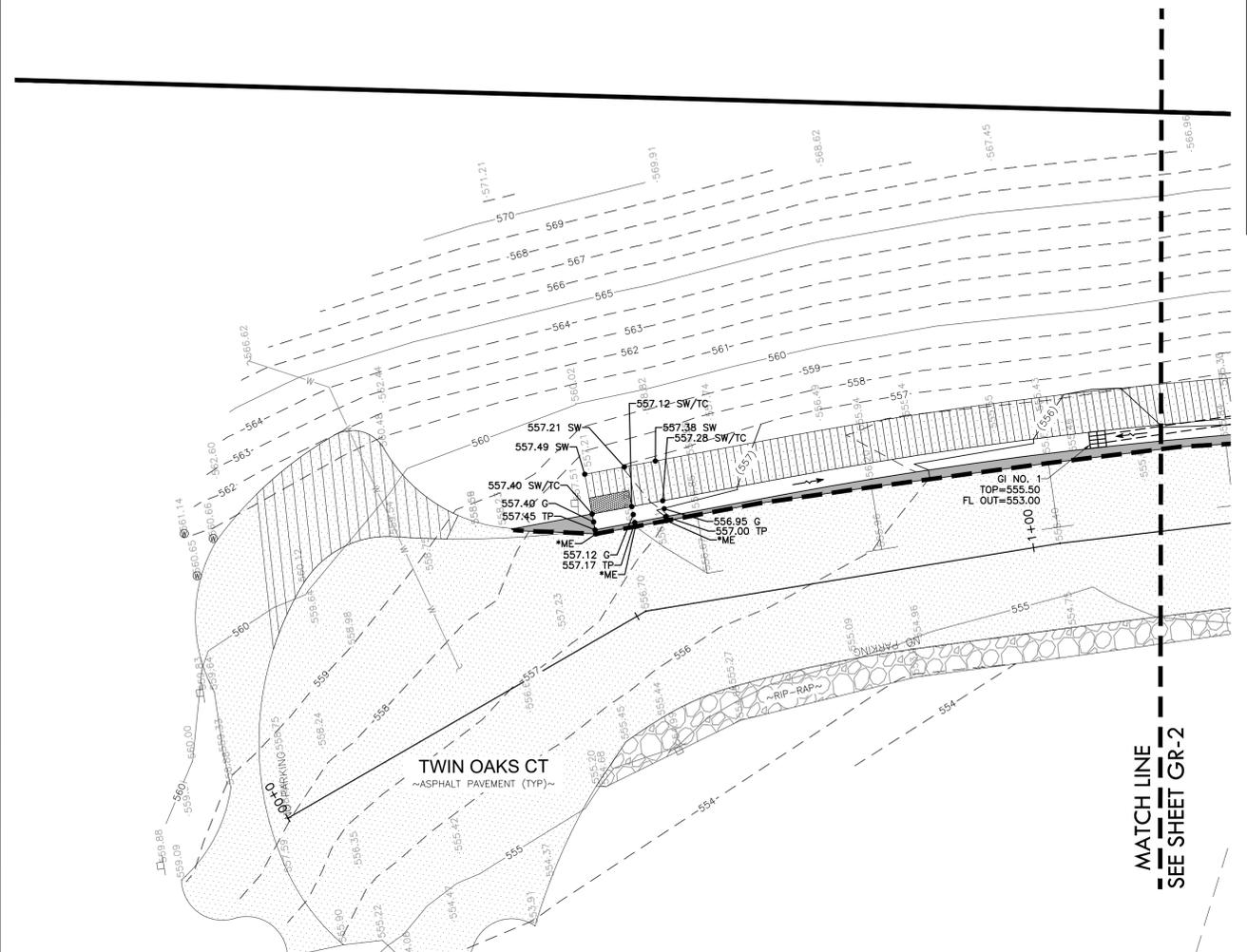
PAVEMENT LEGEND	
EXISTING	PROPOSED

GRADING PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
FIBER OPTIC	—FO—	—FO—
CABLE LINE	—UC—	—UC—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	—SSS—	—SSS—
RIGHT-OF-WAY	—	—
PROPERTY LINE	—	—
EASEMENT	—	—
CONTOURS	—(100)—	—(100)—
AREA INLET		
DOUBLE AREA INLET		
GRATED INLET		
FLARED END SECTION		
JUNCTION BOX		
SANITARY MANHOLE		
WATER METER		
WATER VALVE		
WATERLINE MARKER		
SIGN		
UTILITY POLE		
UTILITY POLE W LIGHT		
UTILITY BOX		
UTILITY PEDESTAL		
UTILITY MANHOLE		
TOP AND TOE OF SLOPE		

- GRADING NOTES:
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Elevations tied into North American Vertical Datum of 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
 - This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 29189C0303K dated February 4, 2015.
 - The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
 - All trenching, pipe laying and backfilling shall be in accordance with federal OSHA Regulations.
 - All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize, water, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
 - The contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to the Erosion and Sediment Control Plan throughout construction.
 - The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenches and deep excavations will be required during construction.
 - Contractor to ensure the flowline of the gutter drains with no ponding.
 - The sitework for this project shall meet or exceed the "Technical Specifications".
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the Contractors expense.
 - All necessary inspections, approvals, and/or certifications required by codes and/or authorities shall be completed prior to final acceptance by the City of Twin Oaks.
 - Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.
 - The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1% and 0.5% on all concrete paved surfaces.
 - The minimum depth of cover on all waterlines for this site shall meet Missouri-American Water Company standards. Actual depths of waterlines may vary.
 - Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify BFA and appropriate modifications will be issued.
 - Dimensions shown are to centerline of pipe or fitting.
 - Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction or location of site utilities shall be verified by General Contractor the proper utility company providing service or Contractor to contact telephone, electric, gas, water, fiber optic, etc. companies to have underground utilities located on this site and adjacent to this site prior to doing any excavation.
 - All underground telephone lines "to be adjusted" and relocated shall have a minimum depth of cover of 18 inches.
 - The edges of all pavement on curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Depending on contractors means and methods, this may mean more than one sawcut will be necessary. All debris from removal operations must be removed from the site at the time of excavation. Stock piling of debris will not be permitted.
 - Contractor shall ensure all trees to remain shall not be harmed in construction and demolition process.
 - Contractor shall keep all existing parking, sidewalks, roads, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular access around site. Contractor shall coordinate all construction activities with the City of Twin Oaks to minimize disturbance and inconvenience to park operations.

- CONSTRUCTION PHASING NOTES:
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE/SHE HAS EXAMINED THE PROJECT TO THE DEGREE NECESSARY TO PROVIDE A LUMP SUM PRICE FOR THE WORK AND THAT HE/SHE HAS ACCOUNTED FOR ANY ADDITIONAL TEMPORARY PROTECTION, TRAFFIC CONTROL, LOW IMPACT CONSTRUCTION EQUIPMENT, AND/OR WORK REQUIRED DURING SPECIFIED DATES AND HOURS THAT MAY BE REQUIRED TO MINIMIZE DISRUPTIONS AND/OR INCONVENIENCE TO THE COMMERCIAL AND RESIDENTIAL OCCUPANTS AND PROPERTY.
- PRIOR TO START OF CONSTRUCTION ACTIVITIES, BY THE CONTRACTOR, A PRECONSTRUCTION MEETING SHALL BE CONDUCTED BETWEEN THE CONTRACTOR, THE ENGINEER, AND THE CITY OF TWIN OAKS TO DISCUSS PROJECT PHASING AND TEMPORARY TRAFFIC CONTROL.
- CONTRACTOR SHALL MAINTAIN DEMATERING OPERATIONS AND EROSION AND SEDIMENT CONTROL BMP'S.
- TRAFFIC CONTROL
CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL MEASURES NECESSARY TO ENSURE THE SAFETY OF CONSTRUCTION CREWS, PEDESTRIANS, AND TRAFFIC DURING CONSTRUCTION. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL MEASURES ARE INSTALLED. ALL TRAFFIC CONTROL DEVICES AND SIGNAGE SHALL MEET MDDOT AND MUTCD STANDARDS.
- CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS OF ANY INTERRUPTION OF ACCESS TO PRIVATE DRIVEWAYS AT LEAST 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL PROVIDE MESSAGE BOARDS AND DETOUR SIGNS 48 HOURS BEFORE ROAD CLOSURE. CONTRACTOR SHALL NOTIFY THE CITY OF TWIN OAKS 48 HOURS IN ADVANCE OF ANY INTENDED ALTERATIONS TO TRAFFIC FLOW.
APRIL MILNE (636) 225-7873
JAKE KEMPER (636) 225-7873
- NOTE TO CONTRACTOR — COORDINATION REQUIREMENTS
THROUGHOUT THE DURATION OF THE PROJECT THE GENERAL CONTRACTOR'S SUPERINTENDENT SHALL COORDINATE WITH THE CITY OF TWIN OAKS TO DISCUSS PROJECT SCHEDULING AND CONSTRUCTION PROGRESS.
- CONTRACTOR STAGING AREA REQUIREMENTS
THE CONTRACTOR'S STAGING AND STORAGE AREAS SHALL BE RETURNED TO THE PRE-CONSTRUCTION CONDITION (INCLUDING EXISTING ELEVATIONS) UPON COMPLETION OF THE PROJECT.

CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021



MATCH LINE
SEE SHEET GR-2

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN, KNOWN TO EXIST, AND/OR LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES ON THIS PROJECT SITE OR ON ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE CITY OF TWIN OAKS, THE PROPERTY OWNER, AND BFA, INC.

SPOT GRADE LEGEND	
DESCRIPTION	SPOT GRADE
DIRECTION OF OVERLOAD FLOW	←
MATCH EXISTING	ME*
TOP OF CURB/CONCRETE	•000.00TC
SIDEWALK	•000.00SW
TOP OF PAVEMENT	•000.00TP
GUTTER ELEVATION @ FACE OF CURB	•000.00G

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY

NOT TO BE USED FOR CONSTRUCTION

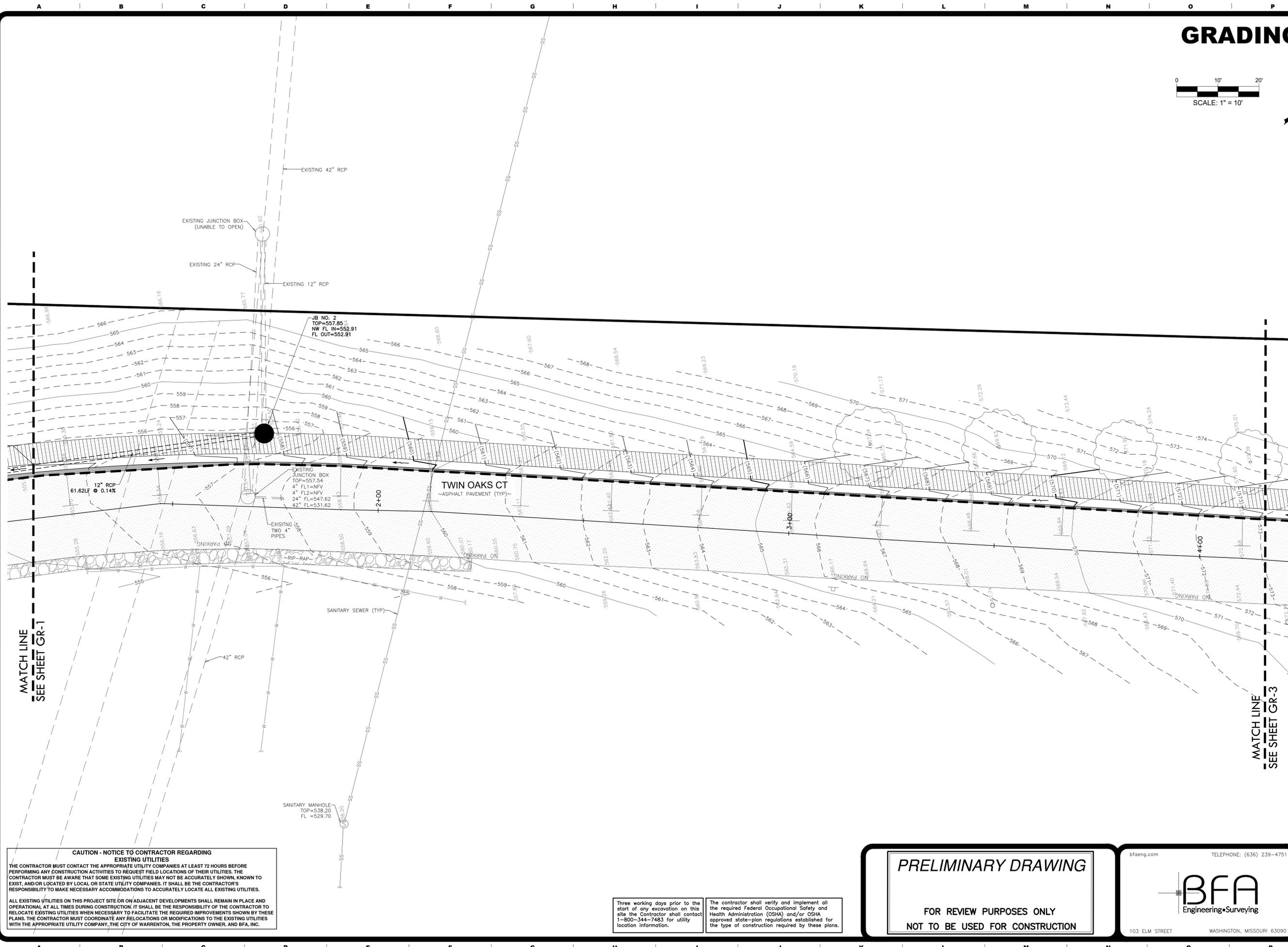
bfaeng.com TELEPHONE: (636) 239-4751

 103 ELM STREET WASHINGTON, MISSOURI 63090

DRAWN
A.J.R.
CHECKED
T.S.D.
DATE
2/12/2026
SCALE
1"=10'
JOB No.
3497-3K
SHEET NAME
GRADING PLAN

GR-1
X OF X

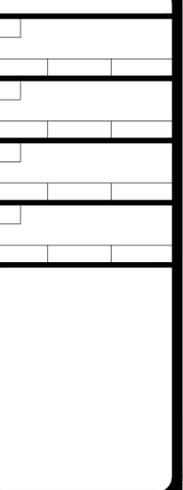
GRADING PLAN



**CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021**

MATCH LINE
SEE SHEET GR-1

MATCH LINE
SEE SHEET GR-3



DRAWN	A.J.R.
CHECKED	T.S.D.
DATE	2/13/2026
SCALE	1"=10'
JOB No.	3497-3K
SHEET NAME	GRADING PLAN

GR-2
X OF X

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES
THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN, KNOWN TO EXIST, AND/OR LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.
ALL EXISTING UTILITIES ON THIS PROJECT SITE OR ON ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE CITY OF WARRENTON, THE PROPERTY OWNER, AND BFA, INC.

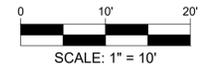
Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.
The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751
BFA
Engineering-Surveying
103 ELM STREET WASHINGTON, MISSOURI 63090

P:\Vout\3497-3K City Park - Sidewalk and Stormwater\3497-3K Plan Sheets\3497-3K Grading Plan.dwg 2/13/2026 10:47 AM

SITE/UTILITY PLAN

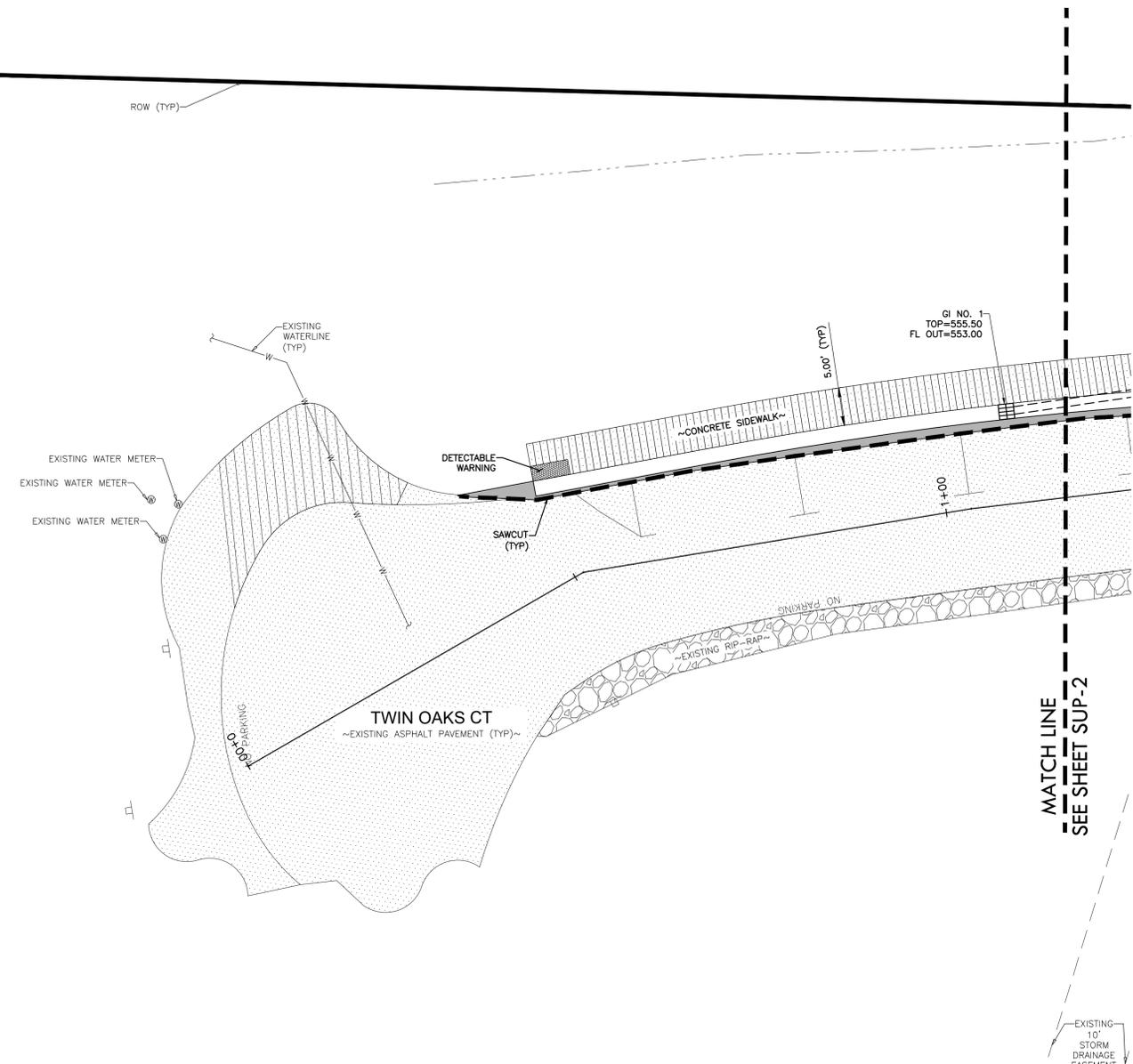


ABBREVIATION KEY	
ABBREVIATION	DESCRIPTION
AI	AREA INLET
CB	CATCH BASIN
CI	CURB INLET
OPP	CORRUGATED HIGH DENSITY POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
EL	ELEVATION
FES	FLARED END SECTION
FL	FLOWLINE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
JB	JUNCTION BOX
N/F	NOW AND FORMALLY
NFV	NOT FIELD VERIFIED
PT	POINT
PVC	POLYMERIZING VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
STA	STATION
TBA	TO BE ADJUSTED
TBR	TO BE REMOVED
TBRE	TO BE REMOVED AND RELOCATED
TR	TO REMAIN
TYP	TYPICAL

PAVEMENT LEGEND	
EXISTING	PROPOSED

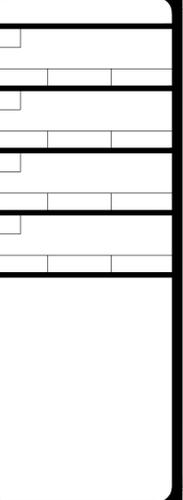
GENERAL SITE NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Elevations tied into North American Vertical Datum of 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
- This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 29189C0303K dated February 4, 2015.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- The Contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to Erosion and Sediment Control Plans throughout construction.
- All survey monuments disturbed during construction shall be replaced at the Contractors expense, by a surveyor licensed in the state in which this project is located, at the Contractors expense.
- The sitework for this project shall meet or exceed the "Technical Specifications."
- All necessary inspections, approvals, and/or certifications required by codes and/or authorities shall be completed prior to final acceptance by the City of Twin Oaks.
- All dimensions and radii are to the back of curb, unless otherwise shown.
- Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
- Contractor shall notify utility authorities inspectors at least 72 hours before connecting to any existing line. Underground utilities shall be installed, inspected and approved prior to backfilling.
- Waterlines shall meet Missouri-American Water Company standards. Actual depths of waterlines may vary.
- Contractor shall obtain and follow installation requirements for storm sewer from pipe manufactures for each type of piping material.
- Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses. All costs shall be paid by the Contractor.
- Utility Contractor shall be responsible for all taping and tie-in fees, as well as cost of service connections.
- Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify the BFA and appropriate modifications will be issued.
- Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction.
- Location of site utilities shall be verified by General Contractor the proper utility company providing service.
- Dimensions shown are to centerline of pipe, fitting, or structure.
- All trenching, pipe laying, and backfilling shall be in accordance with federal OSHA Regulations.
- General Contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.



SITE/UTILITY PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
FIBER OPTIC	—FO—	—FO—
CABLE LINE	—UC—	—UC—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	—SS—	—SS—
RIGHT-OF-WAY	—	—
PROPERTY LINE	—	—
EASEMENT	—	—
CONTOURS	—(100)—	—100—
CATCH BASIN		
DOUBLE CATCH BASIN		
GRATED INLET		
FLARED END SECTION		
JUNCTION BOX		
SANITARY MANHOLE		
WATER METER		
WATER VALVE		
WATERLINE MARKER		
SIGN		
UTILITY POLE		
UTILITY POLE W LIGHT		
UTILITY BOX		
UTILITY PEDESTAL		
UTILITY MANHOLE		
TOP AND TOE OF SLOPE	—	—

CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021



DRAWN
 A.J.R.
 CHECKED
 T.S.D.
 DATE
 2/12/2026
 SCALE
 1"=10'
 JOB No.
 3497-3K
 SHEET NAME
 SITE/UTILITY
 PLAN
SUP-1
 X OF X

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES MAY NOT BE ACCURATELY SHOWN, KNOWN TO EXIST, AND/OR LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES ON THIS PROJECT SITE OR ON ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE CITY OF TWIN OAKS, THE PROPERTY OWNER, AND BFA, INC.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY

NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751

 103 ELM STREET WASHINGTON, MISSOURI 63090

P:\Vault\3497-3K City Park - Sidewalk and Stormwater\3497-3K Plan Sheets\3497-3K Site and Utility Plan.dwg
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STRUCTURE ABBREVIATION KEY	DESCRIPTION
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
EOP	END OF PIPE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
AI	AREA INLET
JB	JUNCTION BOX
FES	FLARED END SECTION

PROFILE LEGEND

SITE FEATURES

	PROPOSED HYDRAULIC GRADE LINE Q ₁₅ 20MIN
	PROPOSED HYDRAULIC GRADE LINE Q ₁₀₀ 20MIN
	STORM PIPES
	EXISTING STORM PIPES

STORM SEWER PLAN AND PROFILE

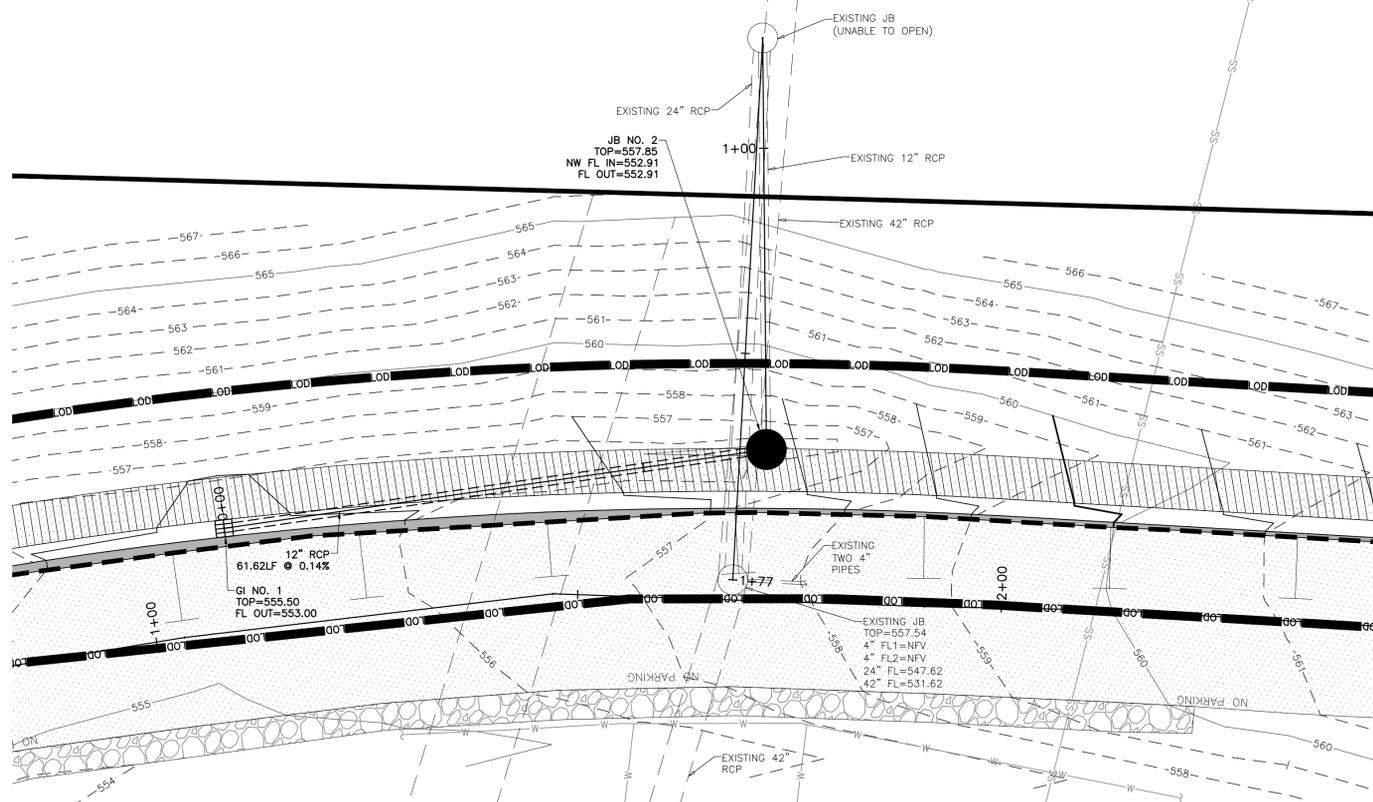
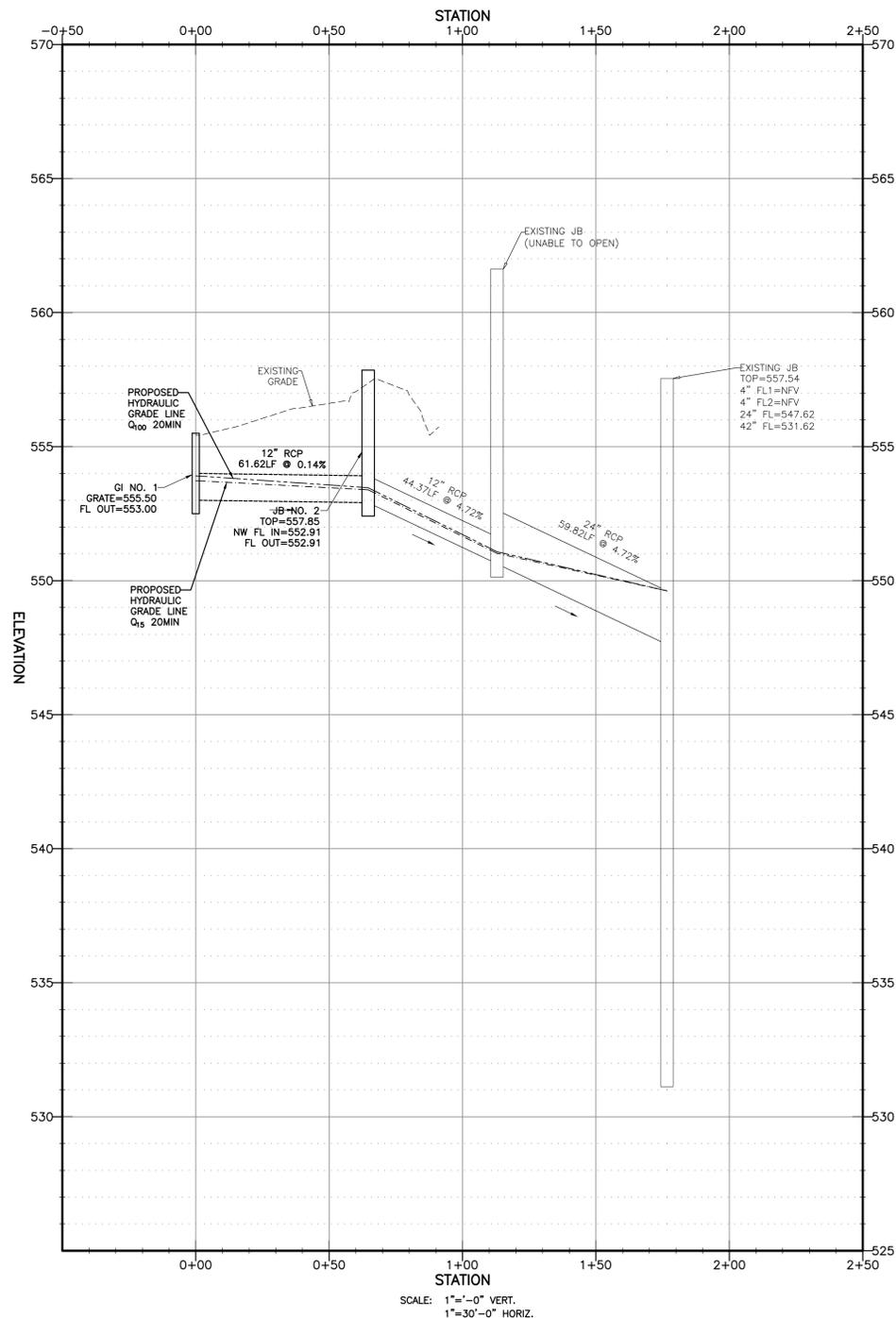
(THIS IS NOT A BOUNDARY SURVEY)



PLAN AND PROFILE LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
WATERLINE	—W—	—W—
FIBER OPTIC	—FO—	—FO—
CABLE LINE	—UC—	—UC—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	====	====
RIGHT-OF-WAY	=====	=====
PROPERTY LINE	-----	-----
EASEMENT	-----	-----
CONTOURS	—(100)—	—100—
CATCH BASIN		
DOUBLE CATCH BASIN		
GRATED INLET		
FLARED END SECTION		
JUNCTION BOX		
SANITARY MANHOLE		
WATER METER		
WATER VALVE		
WATERLINE MARKER		
SIGN		
UTILITY POLE		
UTILITY POLE W LIGHT		
UTILITY BOX		
UTILITY PEDESTAL		
UTILITY MANHOLE		
TOP AND TOE OF SLOPE		

- PLAN AND PROFILE NOTES:
- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
 - Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Elevations tied into North American Vertical Datum of 1988 per GPS observations utilizing the MoDOT VRS RTK Network.
 - This site scales within Zone X, as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 29189C0303K dated February 4, 2015.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the road. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installation.
 - All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
 - Contractor to contact telephone, electric, gas, cable, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
 - The Contractor is responsible for keeping storm water run-off and sediment under control during construction. All contractors shall refer to Erosion and Sediment Control Plans throughout construction.
 - All survey monuments disturbed during construction shall be replaced at the Contractors expense, by a surveyor licensed in the state in which this project is located, at the Contractors expense.
 - The sitework for this project shall meet or exceed the "Technical Specifications."
 - All necessary inspections, approvals, and/or certifications required by codes and/or authorities shall be completed prior to final acceptance by the City of Twin Oaks.
 - Contractor shall notify utility authorities inspectors at least 72 hours before connecting to any existing line. Underground utilities shall be installed, inspected and approved prior to backfilling.
 - The minimum depth of cover on all waterlines for this site shall meet Missouri-American Water Company standards. Actual depths of waterlines may vary.
 - Contractor shall obtain and follow installation requirements for storm sewer from pipe manufacturers for each type of piping material.
 - Contractor shall coordinate adjustments to existing utilities with appropriate utility company as work progresses. All costs shall be paid by the Contractor.
 - Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate. If the minimum separations cannot be constructed as shown the Contractor shall notify BFA and appropriate modifications will be issued.
 - Verify location of all existing utilities to be crossed and identify potential conflicts prior to starting construction.
 - All trenching, pipe laying, and backfilling shall be in accordance with federal OSHA Regulations.
 - Storm Sewer shall be MSD approved materials.
 - Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenched and deep excavations will be required during construction.
 - Dimensions shown are to centerline of pipe or fitting or structure.
 - General Contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

PROFILE VIEW OF PIPE NETWORK ALIGNMENT 01-27-2026



Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751

103 ELM STREET WASHINGTON, MISSOURI 63090

**CITY PARK - STORMWATER & SIDEWALK
CITY OF TWIN OAKS
TWIN OAKS CT, TWIN OAKS
ST. LOUIS COUNTY, MO 63021**

DRAWN
A.J.R.
CHECKED
T.S.D.
DATE
2/13/2026
SCALE
1"=10'
JOB No.
3497-3K
SHEET NAME
STORM SEWER PLAN
AND PROFILE

SSPP-1
X OF X

