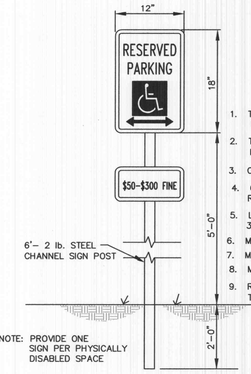
BI-STATE POOL MANAGEMENT

PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 20
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, CITY OF O'FALLON, MO



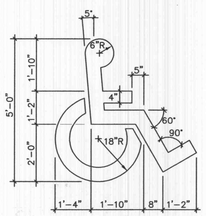
1. THERE SHALL BE NO STEP AT BUILDING ENTRANCES.
2. THERE SHALL BE WHEELCHAIR RAMPS OR DROP CURBS AT PHYSICALLY DISABLED SPACES.
3. CURB RAMPS SHALL BE MINIMUM 36" WIDE.
4. CURB RAMPS SHALL HAVE MAXIMUM VERTICAL RISE OF 30".
5. LANDINGS ARE REQUIRED TOP AND BOTTOM 36" x 60".
6. MAXIMUM SLOPE OF RAMP 1:12 OR 8.33%.
7. MAXIMUM SLOPE OF FLARES 1:10 OR 10%
8. MAXIMUM VERTICAL RISE 30".
9. RAMP MAY NOT BE LOCATED WITHIN THE PARKING ACCESS AISLE.

NOTE: PROVIDE ONE SIGN PER PHYSICALLY DISABLED SPACE

PHYSICALLY CHALLENGED PARKING SIGN

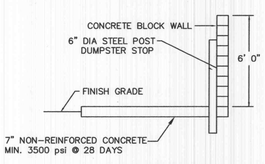
N.T.S.

INSTALL AS DIRECTED BY THE CITY OF O'FALLON.

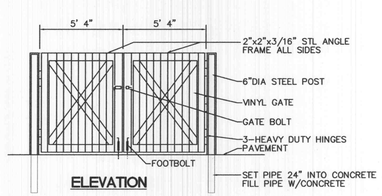


PHYSICALLY CHALLENGED PARKING SYMBOL

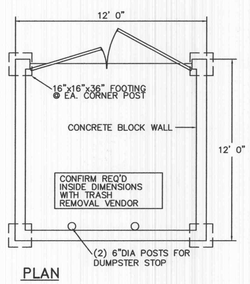
N.T.S.



SLAB SECTION



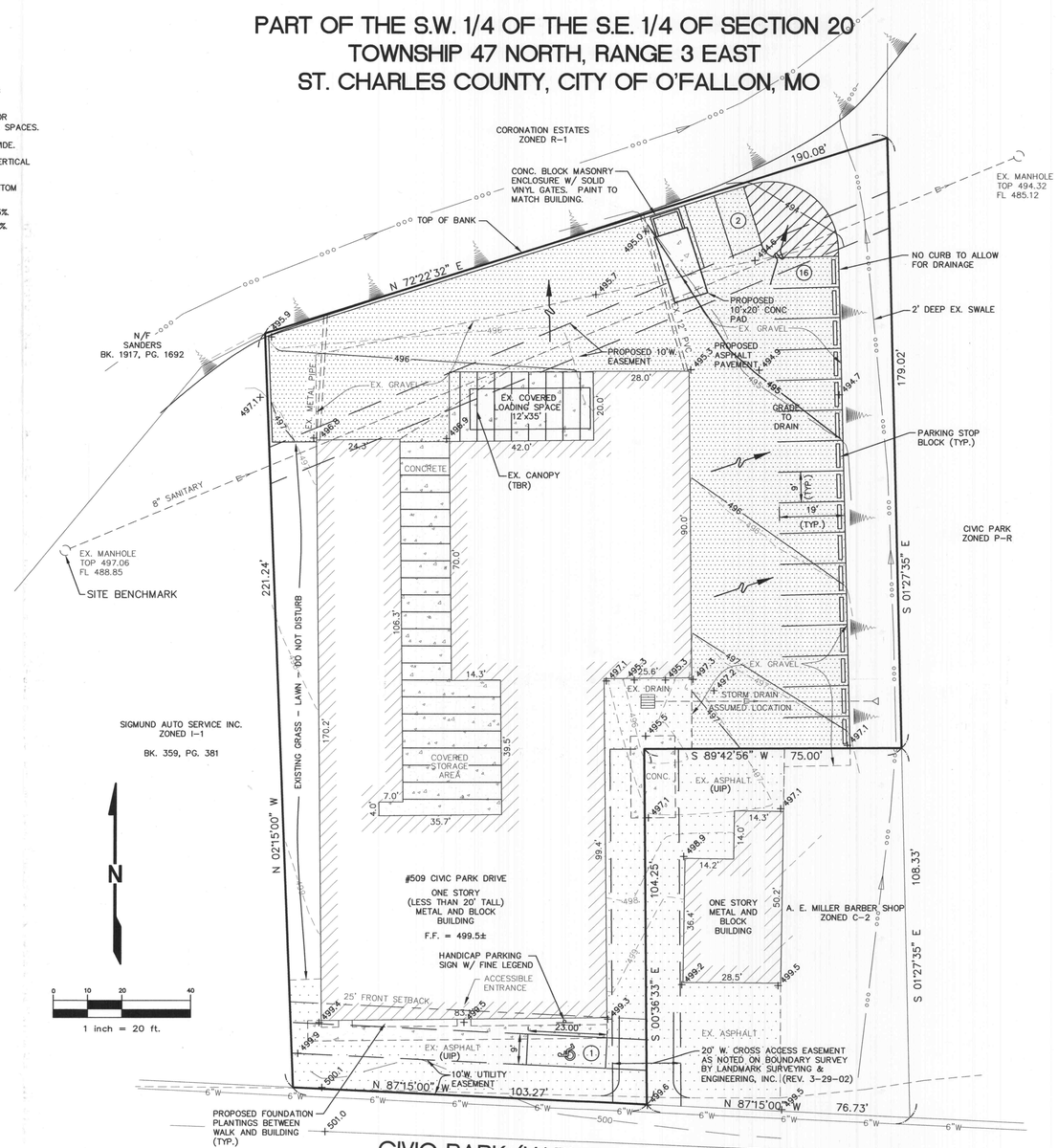
ELEVATION



PLAN

TRASH ENCLOSURE DETAILS

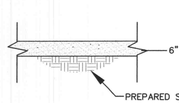
N.T.S.



LEGEND

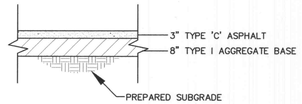
EXISTING PAVEMENT

PROPOSED PAVEMENT ASPHALT OR CONCRETE (ALT.)



TYPICAL CONCRETE SECTION

N.T.S.



TYPICAL ASPHALT SECTION

N.T.S.

APPROVED VARIANCES

CONC. CURBING: TO ACCOMMODATE SITE DRAINAGE, NO CURBING IS PROPOSED.

LANDSCAPING: ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN PLACE OF THE EXISTING ROCK SURFACE. NO EXISTING LANDSCAPING IS TO BE REMOVED. EXISTING LANDSCAPING TO BE MAINTAINED.

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 10 SPACES PLUS ONE SPACE/400 SF AFTER 2000
14,281-2,000=12,281/400 = 31 SPACES
10 SPACES + 31 SPACES = 41 SPACES TOTAL

PARKING SPACES PROVIDED: 19 SPACES

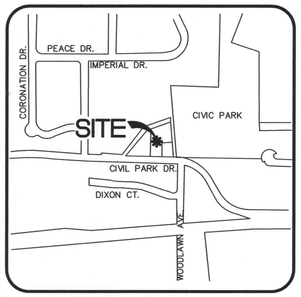
SITE COVERAGES

BUILDING:	14,281 SF =	38%
PAVED SURFACES:	21,908 SF =	57%
GREEN SPACE:	1,823 SF =	5%
TOTAL SITE:	38,012 SF =	100%

SITE BENCHMARK

TOP OF MANHOLE, ELEV. 497.06

BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.



LOCATION MAP

PROJECT DATA

LOCATOR NO.	: 24P-62-0164
OWNERS	: RICHARD WOEMMEL AND MATT OTTINGER
SITE ADDRESS	: 509 CIVIC PARK DRIVE
ACREAGE OF TRACT	: 0.87 Ac.±
PRESENT ZONING	: C2
PRESENT USAGE	: SWIMMING POOL SERVICE AND RETAIL
PROPOSED USAGE	: SWIMMING POOL SERVICE AND RETAIL
YEAR BUILT	: 1955
ZIP CODE	: 63368
FLOOD ZONE	: ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED
FIRM MAP NO.:	: 29183C0237E, REVISED AUGUST 2, 1996 AND
	29183C0230F, REVISED MARCH 17, 2003
UTILITIES	: O'FALLON WATER COMPANY
	: O'FALLON SEWER DISTRICT
	: LACLEDE GAS
	: CENTURY-TEL TELEPHONE
	: AMEREN-UE-ELECTRIC COMPANY
FIRE DISTRICT	: O'FALLON FIRE DEPARTMENT

CONSTRUCTION NOTES

1. CONTRACTOR/SUBCONTRACTOR SHALL CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS.
2. 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 LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON.
3. BOUNDARY & TOPOGRAPHIC INFORMATION BY OWNER.
4. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS.
5. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
6. GRADE PROPOSED PARKING LOT TO DRAIN AWAY FROM EXIST. BUILDING @ MIN. 2.0% AND TOWARD CHANNEL ALONG NORTHERN PROPERTY LINE. VERIFY POSITIVE DRAINAGE PRIOR TO PAVING.
7. THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION, ALL PROPERTY DISTURBED BY HIS OPERATIONS.
8. ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF KIRKWOOD. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
9. CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES . CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MoDOT THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MoDOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MoDOT.
10. THE INSTALLATION AND MAINTENANCE OF ALL SILTATION AND EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER [GRADING CONTRACTOR].
11. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY CITY OF O'FALLON DEPARTMENT OF PUBLIC WORKS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL THE GRADING WORK IS ACCEPTED BY THE OWNER.
13. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
14. STREET, PAVEMENT AND CURBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON.
15. NO SITE LIGHTING IS PROPOSED AS PART OF THIS PROJECT.
16. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
17. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
18. GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE TO BE SEEDED AND MULCHED.
19. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS ARE TO BE MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
20. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

GENERAL NOTES

1. SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE. HANDICAP PARKING SIGNS WITH A FINE LEGEND ($50-$300)ARE SHOWN ON THIS PLAN.
2. NO POOLS OR POOL COMPONENTS MAY BE WORKED ON OUTSIDE OF THE BUILDING.
3. NO STORAGE OF ANY PARTS, OR PRODUCTS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE THE BUILDING.
4. CONTRIBUTION TO THE CITY STORMWATER FUND WILL BE MADE IN LIEU OF CONSTRUCTING A DETENTION BASIN ON THE SITE.
5. THE EXISTING BUILDING IS CURRENTLY SERVED BY THE CITY OF O'FALLON PUBLIC SEWER AND WATER.
6. THE EXISTING BUILDING WAS BUILT IN 1955, THEREFORE PREDATES THE FIRM MAP ESTABLISHED IN 1981.

5-26-06 MJ
APPROVED

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

PLANNING #7601.02

STATE OF MISSOURI
NATHAN JACOB COWAN
NUMBER PE-2005012032
PROFESSIONAL ENGINEER
MAY 3 2006

THE WORK PREPARED BY OR UNDER THE DIRECTION OF THE ENGINEER AND DATED SIGNATURE IS LIMITED TO STORM ITEMS ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS, DESIGNS, SPECIFICATIONS, REPORTS, OR OTHER IMPROVEMENT SITE IMPROVEMENTS, EXCEPT FOR THE ITEMS SPECIFIED ABOVE. NO WARRANTY IS MADE, OR SERVICE NOT REQUIRED, BY THE ENGINEER'S PROFESSIONAL SERVICES, SURVEYS, STRUCTURAL ELEMENTS (INCLUDING BUT NOT LIMITED TO, FOUNDATIONS, BUILDINGS, INVESTIGATIONS AND RECOMMENDATIONS, UTILITY LOCATIONS, ETC.) DESIGNS, DRAWINGS, PLANS, METHODS AND SCHEDULING, ANY AND ALL REPORTS THAT DO NOT BEAR THE SEAL OR ORIGINAL WRITTEN SIGNATURE AND DATE OF THE ENGINEER.

Vance Engineering, Inc.
1600 N. Warson Road
Suite 202
St. Louis, MO 63132
P: 314.427.1800
F: 314.427.1801

BI-STATE POOL MANAGEMENT
509 CIVIC PARK DRIVE
O'FALLON, MO 63366
P: 636.379.3000

BI-STATE POOL MANAGEMENT

SITE IMPROVEMENT PLAN

REVISED

9-2-05 CITY COMM'TS
6-22-05 CITY COMM'TS

04048

BASEMAP NO.

MSD P -

04/08/05

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