

WATERWAY AND STORM WATER NOTES:

1. THE FLOODWAY, 100-YR FLOODPLAIN, AND 500-YR FLOODPLAIN FOR THE PERUQUE CREEK TRIBUTARY NO. 14 IS WITHIN THE PROPERTIES, AS SHOWN IN FEMA MAP PANEL 29183C0230G AND 29183C0237G, BOTH WITH AN EFFECTIVE DATE OF 01/20/2016, ALTHOUGH NO WORK IS PLANNED IN THEIR LIMITS.
2. THERE ARE NO WETLANDS WITHIN THE PROPERTY.
3. STORM WATER DETENTION AND QUALITY ARE TO BE ADDRESSED WITH A DETENTION BASIN LOCATED NORTH OF THE NEW SPLASH PAD.

ZONING:

1. THE EXISTING PARK CONSISTS OF 4 PARCELS WITH ONLY ONE ISSUED AN ADDRESS.

1.1. PARCEL ID	ZONING	ADDRESS	DESCRIPTION
2-050D-S020-00-0046.0000000	"P-R"	#223 CIVIC PARK DRIVE	CONTAINS THE FACILITY PROGRAM BUILDING, SOUTHERN HALF OF POOL AND THE UPPER AND MIDDLE PARKING LOT
2-050D-S020-00-0047.0000000	"P-R"	NONE	CONTAINS THE WEST PARKING LOT
2-050D-S020-00-0038.0000000	"P-R"	NONE	CONTAINS NORTHERN HALF OF POOL AND LOWER PARKING LOT
2-050D-5053-00-0017.0000000	"P-R"	NONE	SMALL TRIANGLE SHAPED PARCEL CONTAINING ONLY A CONCRETE SIDEWALK (NOT SHOWN)
2. REGULATIONS AND PERFORMANCE STANDARDS.
 - 2.1. LOT WIDTH: NO RESTRICTION.
 - 2.2. LOT COVERAGE: THE MAXIMUM LOT COVERAGE BY STRUCTURES SHALL NOT EXCEED TEN PERCENT (10%).
 - 2.3. YARD AND SETBACK REQUIREMENTS.
 - 2.3.1. FRONT YARD: NOT LESS THAN SIXTY (60) FEET FROM THE RIGHT-OF-WAY.
 - 2.3.2. SIDE YARD: LEAST WIDTH OF EITHER YARD SHALL NOT BE LESS THAN THIRTY (30) FEET. EXCEPT IN THE CASE OF A CORNER LOT WHERE THE SIDE YARD ON THE ROAD OR STREET SIDE SHALL NOT BE LESS THAN SIXTY (60) FEET.
 - 2.3.3. REAR YARD: NOT LESS THAN FIFTY (50) FEET.
3. HEIGHT REQUIREMENTS: EXCEPT AS OTHERWISE PROVIDED IN ARTICLE VI, THE FOLLOWING HEIGHT REQUIREMENTS SHALL APPLY IN THIS DISTRICT FOR ALL BUILDINGS AND STRUCTURES: NO BUILDING OR STRUCTURE SHALL EXCEED TWO (2) STORIES OR TWENTY-FIVE (25) FEET.
4. OFF-STREET PARKING: AS REQUIRED IN ARTICLE XII.

EXISTING AND PROPOSED STRUCTURE INFORMATION:

1. THERE ARE SEVEN EXISTING STRUCTURES LOCATED WITHIN THE PARK.

STRUCTURE NAME	USE / DISPOSITION
EX BATHHOUSE	TO BE DEMOLISHED
EX PAVILION	TO BE DEMOLISHED
EX POOL MECH	TO BE ENLARGED TO USE FOR NEW POOL EQUIPMENT
EX HISTORIC BUILDING	NOT TO BE DISTURBED
EX GAZEBO	USE IN PLACE
EX BANDSTAND (NOT SHOWN)	USE IN PLACE
EX RESTROOM (NOT SHOWN)	USE IN PLACE
2. THERE ARE FOUR NEW STRUCTURES.

STRUCTURE NAME	DIMENSIONS	GROSS S.F.	MAX. HEIGHT
PROGRAM FACILITY	86'-0" x 99'-8"	8,600 GSF	25'-0"
AQUATICS - BATH HOUSE	28'-0" x 75'-0"	2,150 GSF	21'-0"
AQUATICS - CONCESSIONS	21'-0" x 68'-8"	1,442 GSF	21'-0"
POOL MECH	30'-4" x 53'-4"	1,615 GSF	16'-0"

PARKING:

1. **PARKING REQUIRED: 254 SPACES INCLUDING 10 ACCESSIBLE SPACES**

POOL = 1 SPACE PER 100 S.F. OF WATER SURFACE*
 WATER SURFACE = 16,780 S.F.
 16,780 / 100 = 167.8 SPACES
 ACCESSIBLE PARKING REQUIRED = 6 SPACES

BANQUET HALL AND PARTY CENTER = 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
 PROGRAM BUILDING GROSS FLOOR AREA = 8,600 S.F.
 8,600 / 100 = 86 SPACES
 ACCESSIBLE PARKING REQUIRED = 4 SPACES

* THE CITY OF O'FALLON MUNICIPAL CODE DOES NOT CONTAIN PARKING SPACE REQUIREMENTS FOR PUBLIC UTILITIES. THEREFORE THE ST. CHARLES COUNTY REQUIREMENTS WERE USED IN THESE CALCULATIONS.
2. **PARKING PROVIDED: 349 SPACES INCLUDING 14 ACCESSIBLE SPACES (SEE TABLE)**

BICYCLE PARKING REQUIRED: 17 SPACES
 BICYCLE PARKING = 1 SPACES PER EVERY 15 AUTOMOBILE PARKING REQUIRED
 AUTOMOBILE PARKING REQUIRED = 252 SPACES
 252 / 15 = 17 SPACES
3. **BICYCLE PARKING PROVIDED: 18 SPACES**
4. **PARKING LOT DIMENSIONS**
 - 4.1. SPACES MARKED "COMPACT ONLY" ARE AT A MINIMUM OF 8 FT x 19 FT
 - 4.2. ALL OTHER SPACES ARE AT A MINIMUM OF 9 FT x 19 FT
 - 4.3. ALL DRIVE AISLE ARE 25 FT WIDE, WITH THE EXCEPTION OF THE MIDDLE PARKING LOT (24 FT).

GENERAL NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
2. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE OWNER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT GOVERNING AGENCIES WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INFORM GOVERNING AGENCIES OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS.
3. DETAILED RETAINING WALL DESIGN TO BE SUBMITTED AND APPROVED SEPARATELY TO ENGINEER.
4. CURB RAMP, RAMP AND ACCESSIBLE PARKING 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 ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
5. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
6. TRAFFIC CONTROL SHALL BE PER MDOT OR MUTCD STANDARDS, WHICHEVER IS MOST STRINGENT.
7. THE CONTRACTOR SHALL PROVIDE ANY CONSTRUCTION SIGNAGE, BARRIERS AND TRAFFIC CONTROL DEVICES REQUIRED FOR ANY WORK PROPOSED WITHIN THE RIGHT-OF-WAY.
8. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE. TREES, ORGANIC DEBRIS, RUBBLE, FOUNDATIONS AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. LANDFILL TICKETS FOR SUCH DISPOSAL SHALL BE MAINTAINED ON FILE BY THE DEVELOPER. BURNING ON SITE SHALL BE ALLOWED ONLY BY PERMIT FROM THE LOCAL FIRE DISTRICT. IF A BURN PIT IS PROPOSED THE LOCATION AND MITIGATION SHALL BE SHOWN ON THE GRADING PLAN AND DOCUMENTED BY THE SOILS ENGINEER.
9. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
10. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND WITH THE EXCEPTION OF THE RELOCATION OF THE POWER POLE OVER THE WEST PARKING LOT.
11. CONTRACTOR SHALL MAINTAIN ALL SILTATION CONTROL MEASURES AND SHALL ENSURE THAT ALL PUBLIC ROADS ARE FREE FROM DUST, MUD AND/OR DEBRIS THAT MAY BE PRODUCED AS A DIRECT RESULT OF CONSTRUCTION OPERATIONS ON THIS PROJECT.

PARKING AND INTERIOR GREEN SPACE CALCULATIONS

PARKING LOT REFERENCE NAME	EXISTING TOTAL STALLS (INCLUDES HANDICAP STALLS)	PROPOSED TOTAL STALLS (INCLUDES HANDICAP AND COMPACT STALLS)	PROPOSED HANDICAP STALLS		PROPOSED COMPACT STALLS		INTERIOR GREEN SPACE		
			TOTAL	%	TOTAL	%	REQUIRED (TOTAL STALLS x 28% x 8%) (S.F.)	PROVIDED (S.F.)	% (MIN.)
W 2nd STREET	16	19	0	0%	5	26%	285	0	0%
LOWER PARKING LOT	18	37	4	11%	7	19%	555	1,071	12%
MIDDLE PARKING LOT	75	70	6	9%	0	0%	1,050	560	3%
UPPER PARKING LOT	144	170	4	2%	24	14%	2,550	3,225	8%
WEST PARKING LOT	0	60	0	0%	0	0%	N/A	N/A	N/A
TOTALS	253	356	14	4%	36	10%	4,440	4,856	7%

SITE COVERAGES

EXISTING SITE			
TOTAL SITE	BUILDING	PAVED SURFACE (INCLUDES POOLS AND PLAYGROUNDS)	GREEN SPACE
23.30 AC	0.21 AC	1%	3.97 AC
			17%
			19.12 AC
			82%

PROPOSED SITE			
TOTAL SITE	BUILDING	PAVED SURFACE (INCLUDES POOLS AND PLAYGROUNDS)	GREEN SPACE
23.30 AC	0.47 AC	2%	5.28 AC
			23%
			17.55 AC
			75%

PLANNING + ZONING AND VARIANCE APPROVALS:

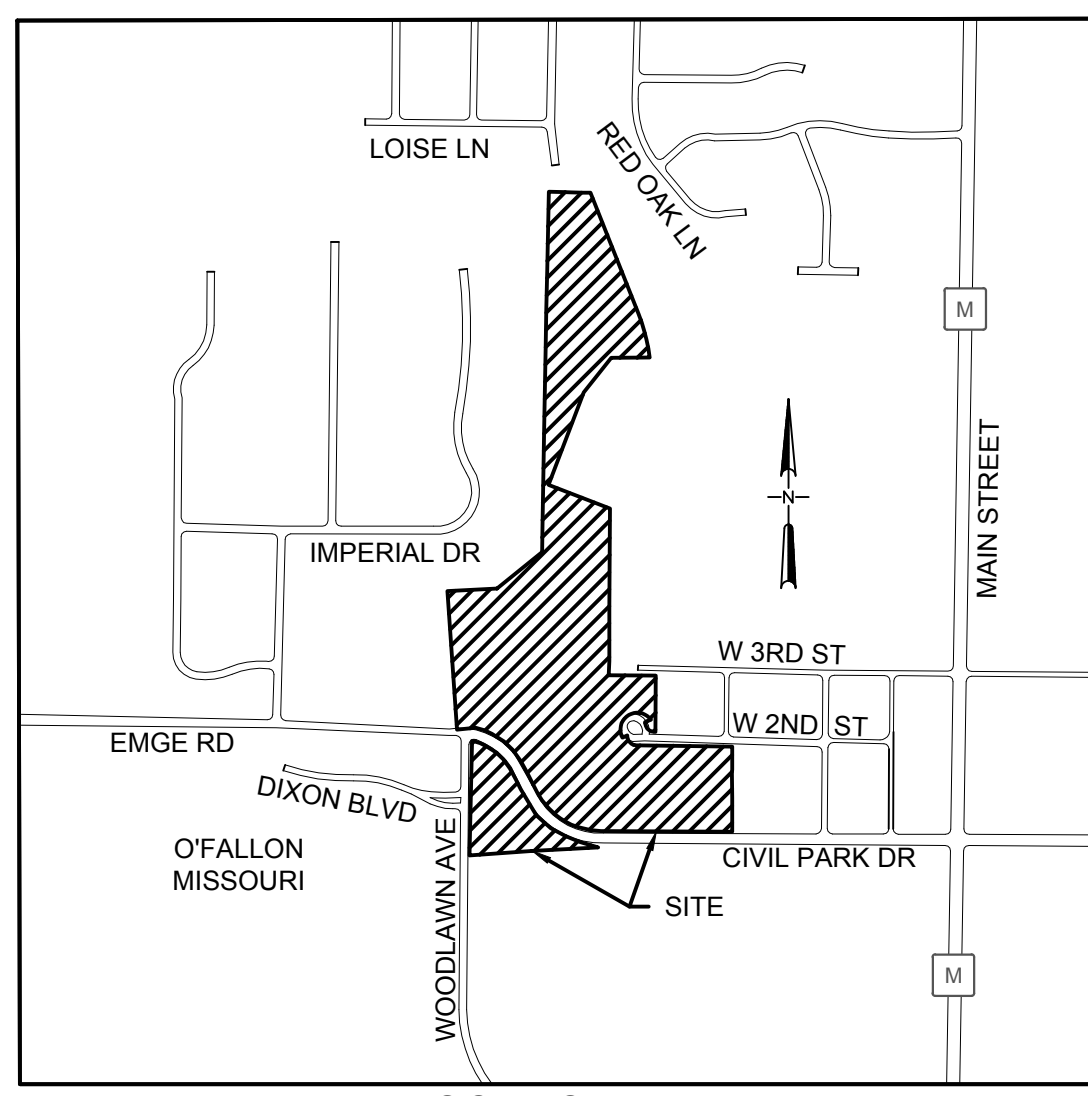
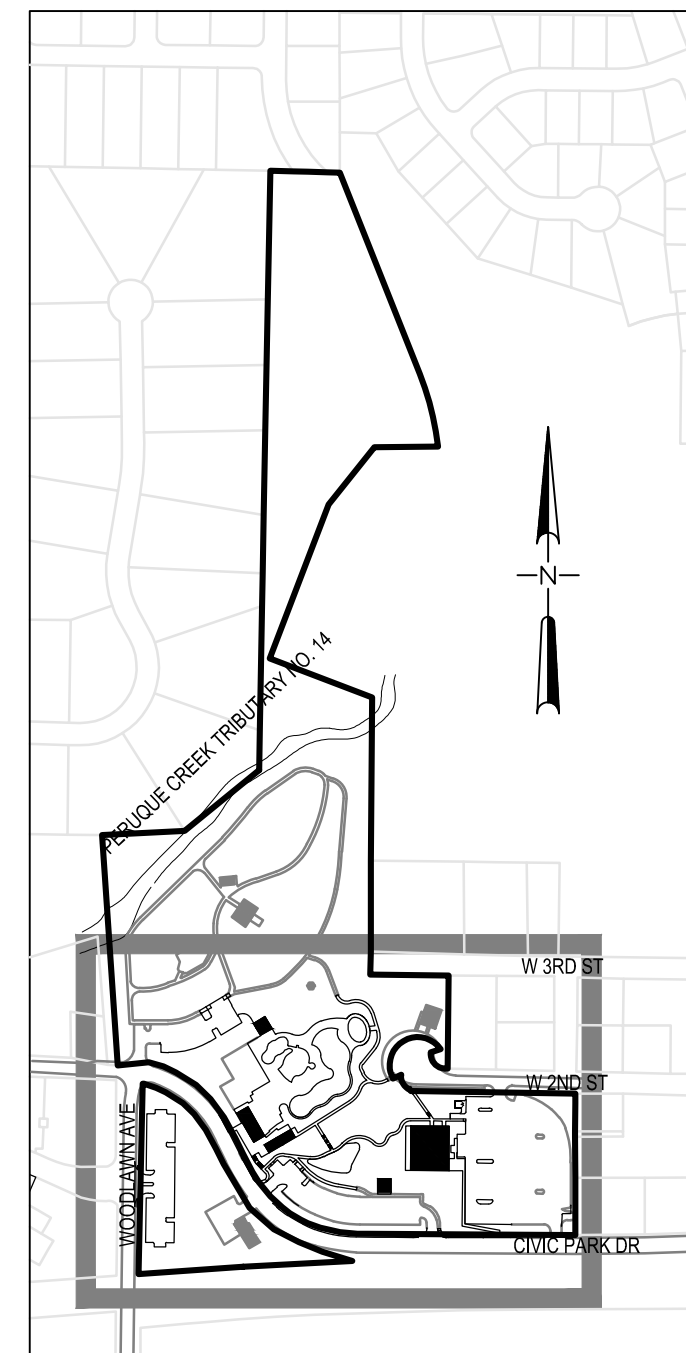
PLANNING + ZONING #14-17 APPROVAL DATE: 4/12/17 FRONT YARD SET BACK BOARD OF ADJUSTMENTS #BA-V-17-08 APPROVAL DATE: 6/14/17 TRASH ENCLOSURE SET BACK #BA-V-17-13 APPROVAL DATE: 6/14/17

PROTECTION:

CIVIC PARK IS SHALL REMAIN OPEN TO THE GENERAL PUBLIC THROUGHOUT CONSTRUCTION. THEREFORE THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES, CONSTRUCTION FENCE, AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY. ANY SAFETY FENCING, TRAFFIC CONTROL DEVICES, ETC. WHICH AFFECT TRAFFIC AND/OR ANY STREET RIGHTS-OF-WAY, MUST BE PRE-APPROVED BY THE CITY AND/OR COUNTY IN ADVANCE.

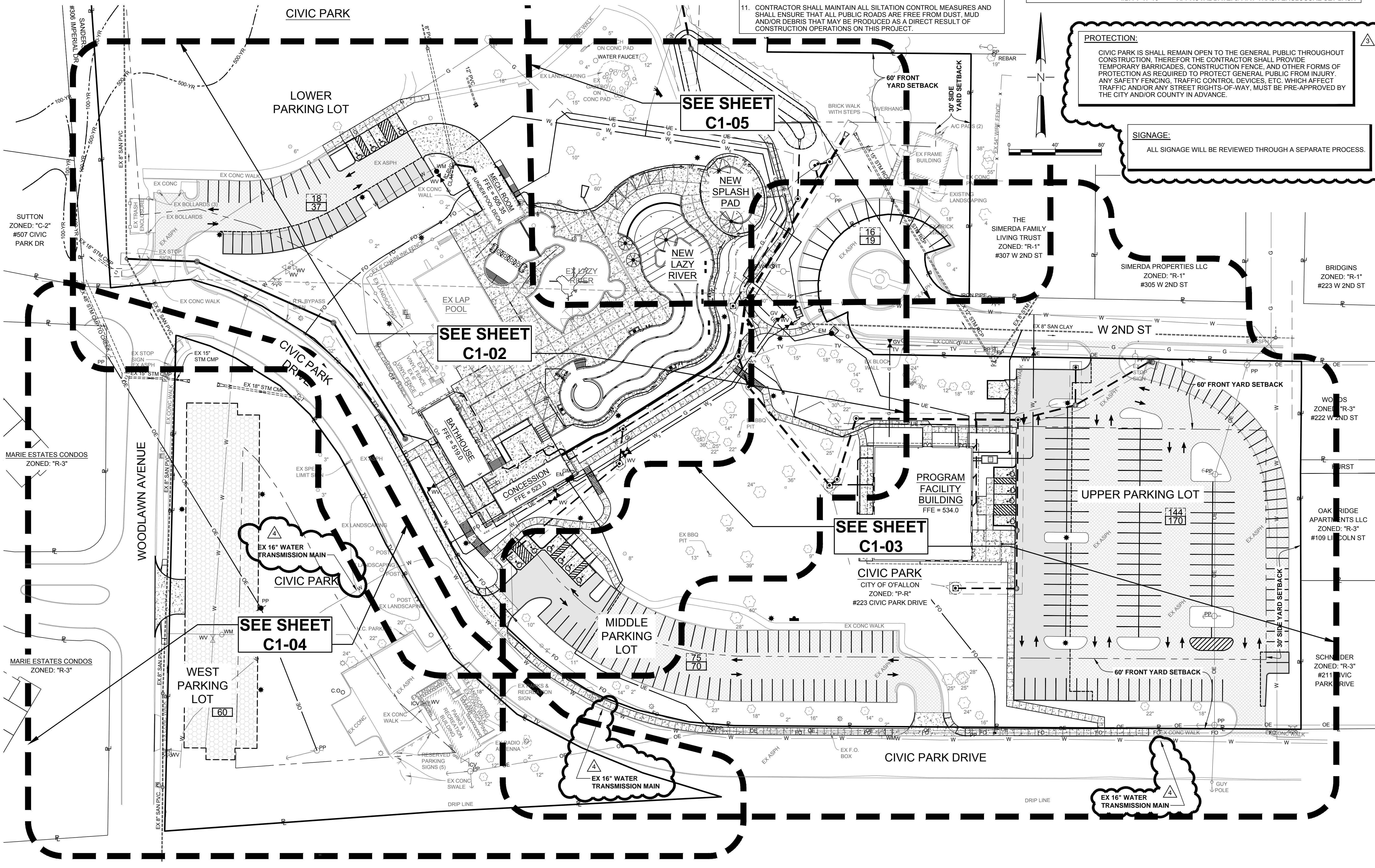
SIGNAGE:

ALL SIGNAGE WILL BE REVIEWED THROUGH A SEPARATE PROCESS.



LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE	---	---
COMMUNICATIONS CONDUIT OR CABLE (ABOVE/BELOW GRADE)	UT	UT
CABLE TV CONDUIT OR CABLE (ABOVE/BELOW GRADE)	UTV	UTV
ELECTRIC CONDUIT OR CABLE (ABOVE/BELOW GRADE)	OE	OE
GAS MAIN	G	G
UTILITY POLE (TYPE SPECIFIED)	PP	PP
GUY WIRE	GW	GW
UTILITY MANHOLE (TYPE SPECIFIED)	MH	MH
UTILITY ACCESS BOX (TYPE SPECIFIED)	IB	IB
STREET LIGHT	SL	SL
UTILITY METER (TYPE SPECIFIED)	UM	UM
UTILITY VALVE (TYPE SPECIFIED)	UV	UV
FIRE HYDRANT	FH	FH
STORM SEWER DESIGNATION	SS	SS
STORM SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	SS	SS
STREET OR AREA INLET	SI	SI
GRADED INLET	GI	GI
STORM SEWER MANHOLE	MH	MH
FLAIED END SECTION	ES	ES
DRAINAGE V-DITCH	VD	VD
DRAINAGE FLAT BOTTOM DITCH	FD	FD
SANITARY SEWER DESIGNATION	SS	SS
SANITARY SEWER (SIZE, TYPE, AND DIRECTION SPECIFIED)	SS	SS
SANITARY SEWER MANHOLE	MH	MH
CHAIN LINK FENCE	CL	CL
STEEL OR ALUMINUM FENCE	AL	AL
WOOD OR VINYL FENCE	WF	WF
TREE (SIZE SPECIFIED)	T	T
BUSH (SIZE SPECIFIED)	B	B
FLAGPOLE	FP	FP
MAILBOX	MB	MB
STREET SIGN	SS	SS
UMBRELLA FRAME	UF	UF
ASPHALT PAVEMENT	AS	AS
CONCRETE PAVEMENT	CP	CP
MILL AND OVERLAY	MO	MO
EXISTING ASPHALT	EA	EA
GRASS PAVERS	GP	GP



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CIVIC PARK IMPROVEMENTS

O'Fallon Parks and Rec
 Civic Park, O'Fallon,
 Missouri

MARK DATE DESCRIPTION
 8/12/2017 ADDENDUM #1
 9/12/2017 ADDENDUM #3
 9/14/2017 ASI #1 - CITY COMMENTS

SFS PROJECT NO: 1682
 ISSUED FOR: CONSTRUCTION DOCUMENTS
 ISSUE DATE: 07/27/2017
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OVERALL CIVIL SITE PLAN

C1-01