

**ABBREVIATIONS**

- CL - Centerline
- C.O - Cleanout
- D.S - Downspout
- E.P - Edge Of Pavement
- F.F - Finished Floor
- F.G - Finished Grade
- FL - Flowline
- CL - Centerline
- L.S - Light Standard
- (T.B.R.) - To Be Removed
- T.O.C - Top Of Curb
- T.P - Top Of Pavement
- T.O.W - Top Of Wall
- C.M - Concrete Monument
- T.Wr - Top Of Walk
- PL - Property Line
- A.I - Area Inlet
- R/W - Right Of Way
- G.I - Grate Inlet
- M.H - Manhole
- O.I.P - Old Iron Pipe
- R - Radius
- P.B - Plat Book
- D.B - Deed Book
- T.B.R. - Top Of Bank
- T.S - Toe Of Slope
- C.M.P. - Corrugated Metal Pipe
- P.V.C. - Polyvinyl Chloride Pipe
- V.C.P. - Vitrified Clay Pipe
- C.P. - Non-Reinforced Concrete Pipe
- R.C.P. - Reinforced Concrete Pipe
- D.I.P. - Ductile Iron Pipe
- F/F - Face to Face
- B/B - Back to Back
- (U.I.P.) - Use in Place
- B.W. - Bottom Of Wall
- T.I. - Top Of Island
- T.G. - Top Of Grade
- (Typ.) - Typical
- Conc. - Concrete
- RE - Refer
- DTL - Detail
- Approx. - Approximate

**PROPERTY INFORMATION:**

LOCATOR NOS.  
 #16K141584  
 #16K141595  
 #16K141605  
 #16K141614

FIRM MAP NO. 29189C0211K

PROPERTY ADDRESSES:  
 1500 Polk Ave.  
 University City, MO 63132

OWNER:  
 City of University City

SCHOOL DISTRICT: University City

WATER SERVICE: MO American

GAS SERVICE: Spire

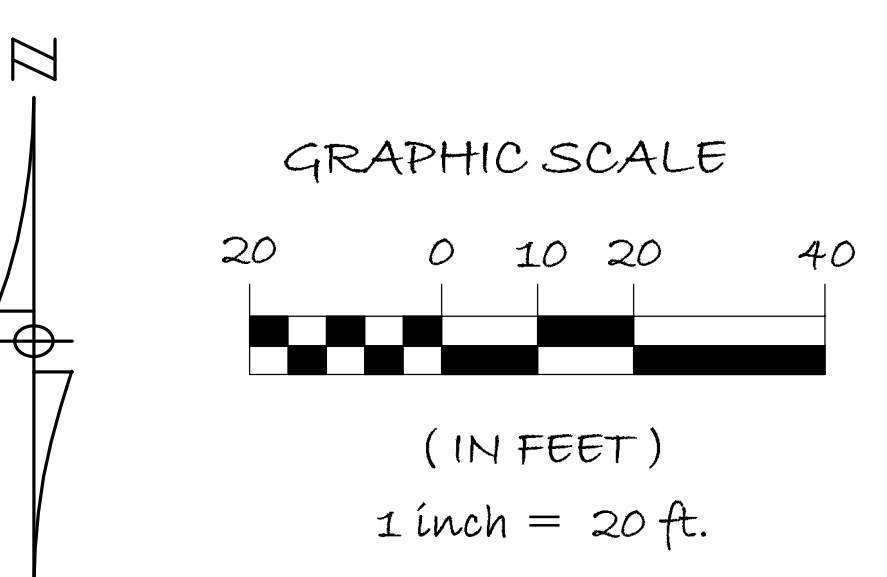
ELECTRIC SERVICE: Ameren UE

SEWER SERVICE: Metropolitan Sewer District

GROSS AREA OF PARK AREA:  
 Total Approx. Area - 6.75 acres

FIRE DISTRICT: University City FPD

- NOTES:**
- Boundary and topographic information taken from St. Louis County GIS and available public records.
  - Existing conditions depicted are approximate only and based on available aerial photos as well as site visits conducted in October of 2019.
  - Aerial photo information taken from Google Earth 2018.



**EXISTING CONDITION LEGEND**

- 4 - EXISTING CONDITION KEY NOTE
- EXISTING ASPHALT
- EXISTING CONTOUR ELEVATION
- EXISTING CONCRETE
- EXISTING PROPERTY LINE

**PROPOSED LANDSCAPE LEGEND**

- 2-2.5" CAL. DECIDUOUS SHADE TREE
- 1.5-2" CAL. ORNAMENTAL FLOWERING TREE
- 6-8 FT. EVERGREEN TREE
- 18-24" DECIDUOUS & EVERGREEN SHRUBS
- 4 QT.-1 GAL. NATIVE PERENNIALS/WILDFLOWERS
- RAIN GARDEN

**EXISTING CONDITIONS KEY NOTES**

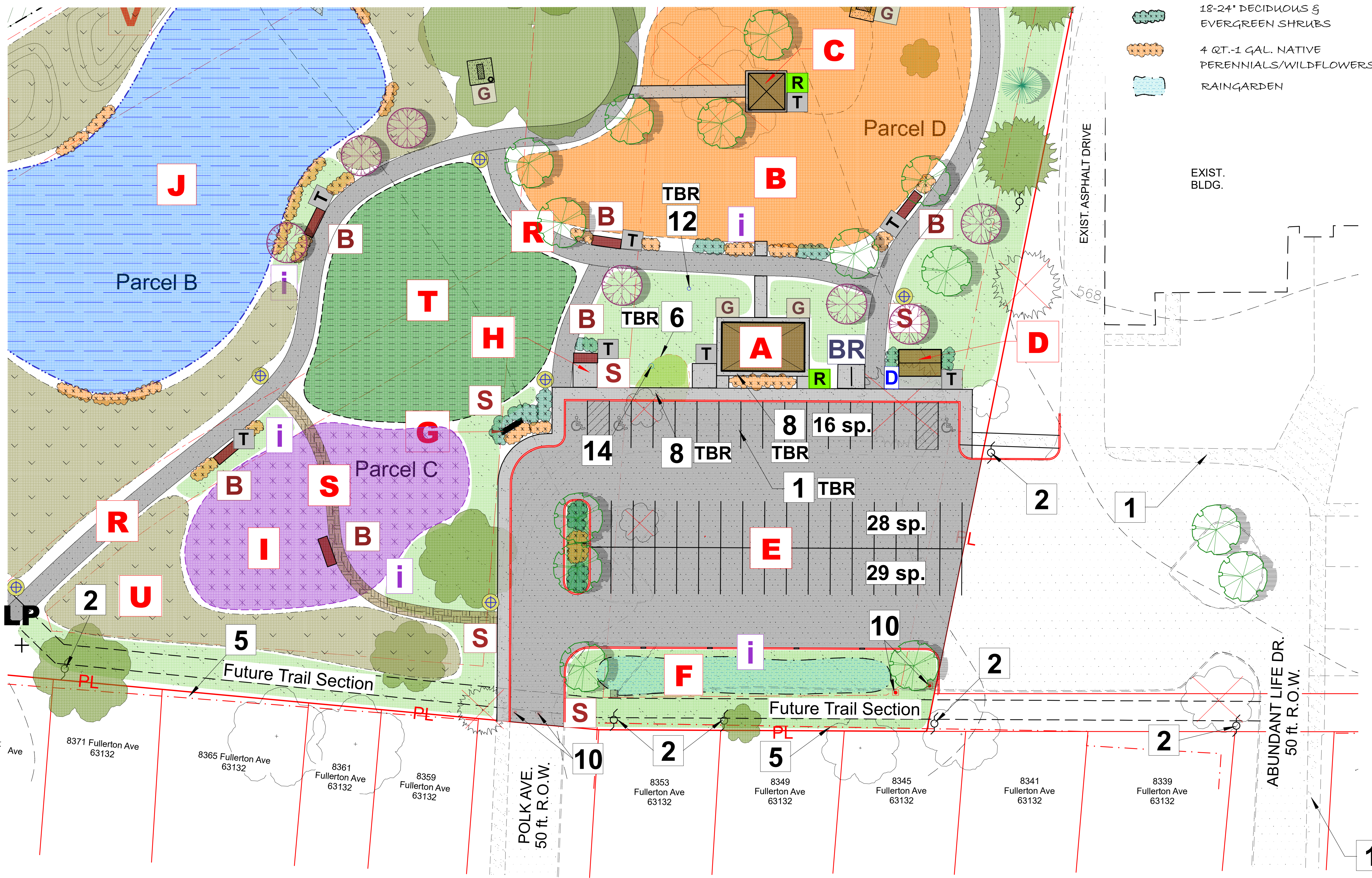
- Existing Conc. Sidewalk
- Existing Utility Pole
- Existing Swale
- Existing Conc. Picnic Table - TBR
- Existing Fence
- Existing Landscape Bed - TBR
- Existing Tree Line
- Existing Park Sign - TBR
- Existing Storm Inlet
- Existing Manhole
- Existing Water Valve/Water Main
- Existing Drinking Fountain - TBR
- Existing BBQ pit - TBR
- Existing Irrigation Valve Box

**PROPOSED CONDITION LEGEND**

- A - PROPOSED IMPROVEMENT KEY NOTE
- S - SIGNAGE-WAYFINDING
- T - TRASH RECEPTACLE
- R - RECYCLE RECEPTACLE
- i - INTERPRETIVE SIGN
- B - 6 ft. METAL PARK BENCH
- BR - BIKE RACK
- G - PARK GRILL
- 10' x 10' CONC. PICNIC AREA
- NEW CONC. PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW LED PEDESTRIAN LIGHT POLE

**PROPOSED IMPROVEMENTS KEY NOTES**

- A - 20'x30' Park Pavilion
- B - Nature Adventure Playground - See Sheet CP-3
- C - 20'x20' Playground Shelter
- D - Mens/Womens Restroom w/storage
- E - New Asphalt Parking Lot - (81) spaces
- F - Parking Lot Rain Garden
- G - New Park Monument Sign
- H - Large Park Message Board/Kiosk
- I - Butterfly Pollinator Garden
- J - Bio-retention/Learning Pond
- K - City Tree Nursery
- L - 30'x30' Prefab Metal Maintenance Building
- M - 15 ft. wide asphalt access road
- N - 15 ft. wide gravel access road
- O - 6 ft. Black Chainlink Fence
- P - 5 ft. wide Rock-lined Drainage Swale
- Q - Rock check dam for drainage control
- R - 8 ft. wide Asphalt Trail
- S - 5 ft. wide Mulch Trail
- T - Open Lawn Play Area
- U - Native Meadow
- V - Earth Berm



**EXISTING TREE LEGEND**

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE POOR CONDITION - RECOMMEND REMOVAL

**PROPOSED INFORMATION**

- New 20 ft.x30 ft. Pavilion - 1
- New 20 ft.x20 ft. Shelter - 1
- Pre-fab Men's/Women's w/storage Restroom - 1
- Nature Adventure Playground - 1
- Butterfly/Pollinator Garden - 1
- New Concrete Pavement as shown
- New Asphalt Pavement as shown
- Metal Benches - 8
- Picnic Area Tables - 6
- Trash Receptacles - 11
- Recycle Receptacles - 2
- Bike Rack - 1
- Medium Sign Boards - 5
- Large Message Board - 1
- Interpretive Signs - 6
- ADA Drinking Fountain - 1
- Park Grills - 4
- 14 ft. Pedestrian Light Poles - 6

**DETAIL AREA CONCEPT PLAN**

Scale: 1" = 20'-0"

- NOTE:**
- Refer to Sheet CP-1 for Overall Concept Park Plan.
  - Refer to Sheet CP-3 for Nature Adventure Playground Schematic Plan.

Prepared For:



City of University City  
 6801 Delmar Boulevard  
 University City, MO 63130

**GREENSFELDER PARK-  
 Needs Assessment Study**

REVISION DATE COMMENT:

Sheet No.  
**CP-2**

Ckd. By: RPW  
 Dwn. By: BLE/RPW  
 Org Date: 11/11/19  
 Project No: 019-08  
 File: C:\019proj\019-08\CP1-11-19

PRELIMINARY - FOR REVIEW ONLY

