MATCHLINE - SEE SHEET 27

VANTI
50'W)
OURT

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

PHOENIX (60'W) PARKWAY

S29°11'50"E 427.46'

EX CONCRETE AND GUTTER

EX CONC WALK

EX ASPHALT

EX BUSHES

EX BRICK COLUMN

EX FLARED END SECT.

EX GRATE INLET
TOP=496.55
ELEV. 492.55

36" R.C.P.

EX 16" WATER

PHOENIX PARKWAY

RS-16000' L=2215'

REMOVE EX DRIVE

COMMERCIAL OUTLOT
4.00 ACRES
DETENTION FOR THIS LOT IS NOT PROVIDED WITH THIS DEVELOPMENT

4.61 cc @ 3.85
Q = 17.75 cfs

SUBJECT PROPERTY IS SUBJECT TO A PERPETUAL EASEMENT FOR BILLBOARD AND INGRESS-EGRESS FOR MAINTENANCE AND CONSTRUCTION BY DOCUMENT RECORDED IN BOOK 1285 PAGE 1134 BILLBOARD POST OF WESTERNMOST SIGN LOCATED AS SHOWN. EASTERNMOST SIGN FACES NOT FALL WITHIN SURVEY SUBJECT PROPERTY.

ZONE X
ZONE X HATCHED
ZONE AE
ZONE AE HATCHED

TC=96.79cfs

EX GRATE INLET
TOP=496.55
ELEV. 492.77

P1:81+13.97

P2:346+54.20

NORTH OUTER ROAD
MISSOURI STATE HIGHWAY 40-64

BUILDING #1
3 STORY BUILDING
(24 UNITS)
10,604 S.F.

BUILDING #2
3 STORY BUILDING
(24 UNITS)
10,604 S.F.

WINGHAVEN POINTE DRIVE

BUS LANE

TC=6.45cfs

TC=1.69cfs

TC=197.30cfs

INSTALL TYPE 2 ROCK BLANKET (2' DEEP) TYP.

PERMANENT EASEMENT MISSOURI DEPARTMENT

MATCHLINE - SEE SHEET 28

THIS SHEET FOR DRAINAGE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PROJECT TITLE:
ALTAIR AT THE PRESERVE
(FKA WINGHAVEN POINTE)

Bax Project #14-16403 | Issue Date: 03/18/2016

ENGINEERING
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I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
REGISTERED PROFESSIONAL ENGINEER
04-25-18

CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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REVISIONS

04/25/2016	DCSD & PWSD2 COMMENTS
05/16/2016	CITY REVIEW
06/15/2016	CITY REVIEW & DCSD COMMENTS
07/29/2016	CITY REVIEW
08/04/2016	MODOT REVIEW
06/29/2017	MODOT REVIEW

Developer / Owner:
ROLWES DEVELOPMENT, L.L.C.
13100 MANCHESTER ROAD, SUITE 65
ST. LOUIS, MISSOURI 63131
314-821-9600

POST-DEVELOPED DRAINAGE AREA MAP

P+Z No.
#9831.65.02

City No.
#

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