



REVISIONS

NO.	DATE	DESCRIPTION
1	06/17/2008	ISSUED FOR PERMITS
2	06/17/2008	ISSUED FOR PERMITS
3	06/17/2008	ISSUED FOR PERMITS
4	06/17/2008	ISSUED FOR PERMITS
5	06/17/2008	ISSUED FOR PERMITS

DEVELOPER/OWNER:
THE VILLAGE AT PARK PLACE, LLC.
 1001 BOARDWALK SPRINGS PL
 OFALLON, MO 63366
 PHONE: (636) 561-9323



PLANNING AND DEVELOPMENT DEPARTMENT FILE #9831.57 (AREA PLAN-APPROVED MAY 24TH, ORDINANCE #5178) - 9831.57.01 (FINAL PLAN)

PARK AVENUE VILLAGE IMPROVEMENT PLANS
 PHOENIX PARKWAY
 OFALLON, MO

planning • engineering • surveying • landscape architecture
Cole and Associates Incorporated
 10777 sunset office drive
 missouri springs 63127
 phone 636 984 9887 f: 314 984 0587

DESIGNED BY: CJB
 DRAWN BY: KDK
 CHECKED BY: JFH
 DATE: 11/6/07
 Job Number: **07-075**
 Sheet Number: **C3.0**

- NOTES:
- 1.) LOTS 10,11,12,13 WERE IN FLOODPLAIN PRIOR TO LOMR
 - 2.) REFER TO SHEET C7.0 FOR DIMENSIONS
 - 3.) REFER TO SHEET C10.13 FOR SITE DISTANCE PROFILES
 - 4.) PAVEMENT WITHIN PHOENIX PARKWAY AND RED HAWK PLACE RIGHT-OF-WAYS SHALL MATCH THE THICKNESS AND COMPOSITION OF EXISTING PAVEMENT.

STREET NAME	CURVE LABEL	RADIUS	ARC LENGTH	DELTA	PC	PT
PHOENIX DRIVE	C1	150.00'	105.16'	40°10'08"	2+47.63	3+52.81
PHOENIX DRIVE	C2	150.00'	198.92'	75°58'49"	5+01.01	6+99.92
PHOENIX WAY	C3	300.00'	69.59'	13°17'28"	1+90.72	2+60.26
PHOENIX WAY	C4	55.00'	69.09'	71°58'10"	4+46.70	5+15.77
PHOENIX WAY	C5	29.00'	127.53'	251°58'10"	5+15.77	6+43.30

