SITE PLAN
PHEASANT POINT APARTMENTS

2-9-98 — 95-7218E

REVISIONS

7-20-99	CITY COMMENTS
7-22-99	FIRE DIST. COMMENTS
10-15-99	MISC. REVISIONS
11-18-99	MISC. REVISIONS
12-1-99	STREETNAMES
12-17-99	MISC. REVISIONS
1-19-00	REVIEW COMMENTS
2-14-00	REVIEW COMMENTS
2-17-00	DCSD COMMENTS
3-7-00	COMMENTS
3-18-00	BUILDING ADDRESSES
4-12-00	REVIEW COMMENTS
5-2-00	CLIENT REVISIONS

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft

PROPERTY N/F
FRED J. LOEFFLER, ETAL
BK. 298 PG. 111

PROPERTY N/F
A. J. FUGATE, SR. & A. J. FUGATE, JR.
BK. 1843 PG. 921

EAST BRANCH TRIBUTARY B OF DARDENNE CREEK

FUTURE PAGE EXTENSION

APPROXIMATE LOCATION PROPOSED UTILITY POLES PER AMEREN UNION ELECTRIC COMPANY

FLOODWAY LIMITS PER AUGUST 2, 1996 FEMA MAP

100 YR. FLOOD PLAIN Per August 2, 1996 FEMA Map

N 63°35'25" E 1633.65'

N26°24'35"W 500.00'

S 26°36'28" E 1666.55'

PROPOSED WETLAND AREA
TO BE CONSTRUCTED ACCORDING TO PLANS APPROVED BY THE MISSOURI DEPT. OF NATURAL RESOURSES

FUTURE RIGHT-OF-WAY DEDICATION TO MISSOURI DEPARTMENT OF TRANSPORTION

SAVANNAH CIRCLE (PRIVATE)

PRAIRIE POINT (PRIVATE)

SKY WAY (PRIVATE)

BUILDING 20 — 20 UNITS — 21,000 SQ.FT. — (FF=496.00)(LL=486.00)
BUILDING 21 — 16 UNITS — 22,773 SQ.FT. — (FF=489.00) / (FF=487.00)
BUILDING 22 — 16 UNITS — 22,397 SQ.FT. — (FF=487.00)
BUILDING 17 — 20 UNITS — 21,600 SQ.FT. — (FF=498.00)(LL=488.00)
BUILDING 19 — 16 UNITS — 22,397 SQ.FT. — (FF=488.00)
BUILDING 18 — 16 UNITS — 22,397 SQ.FT. — (FF=488.00)
BUILDING 16 — 20 UNITS — 21,600 SQ.FT. — (FF=506.00)(LL=496.00)
BUILDING 15 — 20 UNITS — 21,600 SQ.FT. — (FF=504.00)(LL=494.00)
BUILDING 11 — 20 UNITS — 22,397 SQ.FT. — (FF=496.00)(LL=486.00)
BUILDING 14 — 16 UNITS — 21,000 SQ.FT. — (FF=496.00)
BUILDING 12 — 20 UNITS — 22,397 SQ.FT. — (FF=496.00)(LL=486.00)
BUILDING 10 — 16 UNITS — 22,773 SQ.FT. — (FF=489.00)
BUILDING 9 — 16 UNITS — 17,304 SQ.FT. — (FF=489.00)
BUILDING 6 — 16 UNITS — 22,773 SQ.FT. — (FF=488.15)
BUILDING 4 — 16 UNITS — 17,304 SQ.FT. — (FF=488.15)
BUILDING 1 — 16 UNITS — 22,773 SQ.FT. — (FF=488.15)
BUILDING 2 — 16 UNITS — 22,773 SQ.FT. — (FF=487.15)
BUILDING 5 — 16 UNITS — 22,773 SQ.FT. — (FF=488.15)
BUILDING 3 — 16 UNITS — 17,304 SQ.FT. — (FF=487.30)
BUILDING 7 — 16 UNITS — 17,304 SQ.FT. — (FF=488.30)
BUILDING 8 — 16 UNITS — 22,773 SQ.FT. — (FF=487.00)
BUILDING 13 — 16 UNITS — 22,773 SQ.FT. — (FF=487.15)

LIGHTED TENNIS COURT (FF=487.00)

PROPOSED CLUBHOUSE F.F.=487.50 #1 Prairie Point

PATIO/POOL (DESIGN BY OTHERS)

PROPOSED LAKE
NORMAL POOL ELEV. 479.15

EXISTING 18" P.V.C. (ABANDON IN PLACE)

EX. SEWER MANHOLE #9 TOP EL. 480.22 F.L. EL. 464.80

EX. SEWER MANHOLE # 8 TOP EL. 479.72 F.L. EL. 463.87 (TO BE REMOVED)

EXIST 18" PVC SAN. SEWER DUCKETT CREEK SAN DIST

EXISTING 18" P.V.C. AMARILLO TRUNK SEWER

EX. SEWER MANHOLE # 7 TOP EL. 477.96 F.L. EL. 462.96

ADJUST TO GRADE

15'W. PERMANENT SEWER EASEMENT 922 / 227

APPROX. LOCATION OF EXISTING SEWER LINE

EAST BRANCH TRIBUTARY B OF DARDENNE CREEK

S63°35'25"W 159.33'

N 69°35'25" W 289.33'

N 69°59'38" W 401.66'

2-5" COND. 150'
2-5" COND. 365'
2-5" COND. 450'
2-5" COND. 415'
2-5" COND. 320'
1-3" COND. 513'
1-3" COND. 325'
1-3" COND. 445'
266' 3" COND.

4'x8' Precast Vault
PROPOSED THREE-WAY HYDRANT W/ 6" VALVE
SILTATION CONTROL (TYP.)
PROPOSED SIGHTPROOF TRASH ENCLOSURE (TYP.)
PROPOSED RETAINING WALL
PROPOSED FLOODPLAIN LIMITS
PROPOSED 10' X 20' GRAVEL WASHDOWN PAD
4' WIDE CONCRETE SIDEWALK
6" P.C. CONCRETE PAVEMENT W/ 6" VERTICAL CONCRETE CURBING
GATED ACCESS POINT SEE ARCHITECTURAL PLAN
INGRESS/EGRESS ESMT. 1.543 AC.
EXISTING FLOODWAY LIMITS PER AUGUST 2, 1996 FEMA MAP
PROPOSED FLOODPLAIN LIMITS
PROPOSED BLOW-OFF HYDRANT
PROPOSED THREE-WAY HYDRANT W/ 6" VALVE
NO PARKING IN FRONT OF HYDRANT (TYP.)
3'x5' Fiberglass Vault
PROPOSED 3-WAY HYDRANT W/ VALVE
PROPOSED 3-WAY HYDRANT W/ 6T VALVE
SIGHTPROOF TRASH ENCLOSURE (TYPICAL)
PROPOSED THREE-WAY HYDRANT W/ 6" VALVE
PROPOSED 3-WAY HYDRANT W/ 6T VALVE
100 YR. FLOOD PLAIN Per August 2, 1996 FEMA Map

10' Parking Setback
15' Building Line
35' Building Line
3" ASPHALT PAVEMENT W/ 8" ROLLED STONE BASE
4" WIDE CONCRETE SIDEWALK
LIGHT STANDARD (TYPICAL)
OPTIONAL CARWASH/ MAINTENANCE GARAGE
MAINTENANCE BUILDING F.F.=490.00

CLUBHOUSE ENLARGEMENT
SCALE: 1"=30'

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