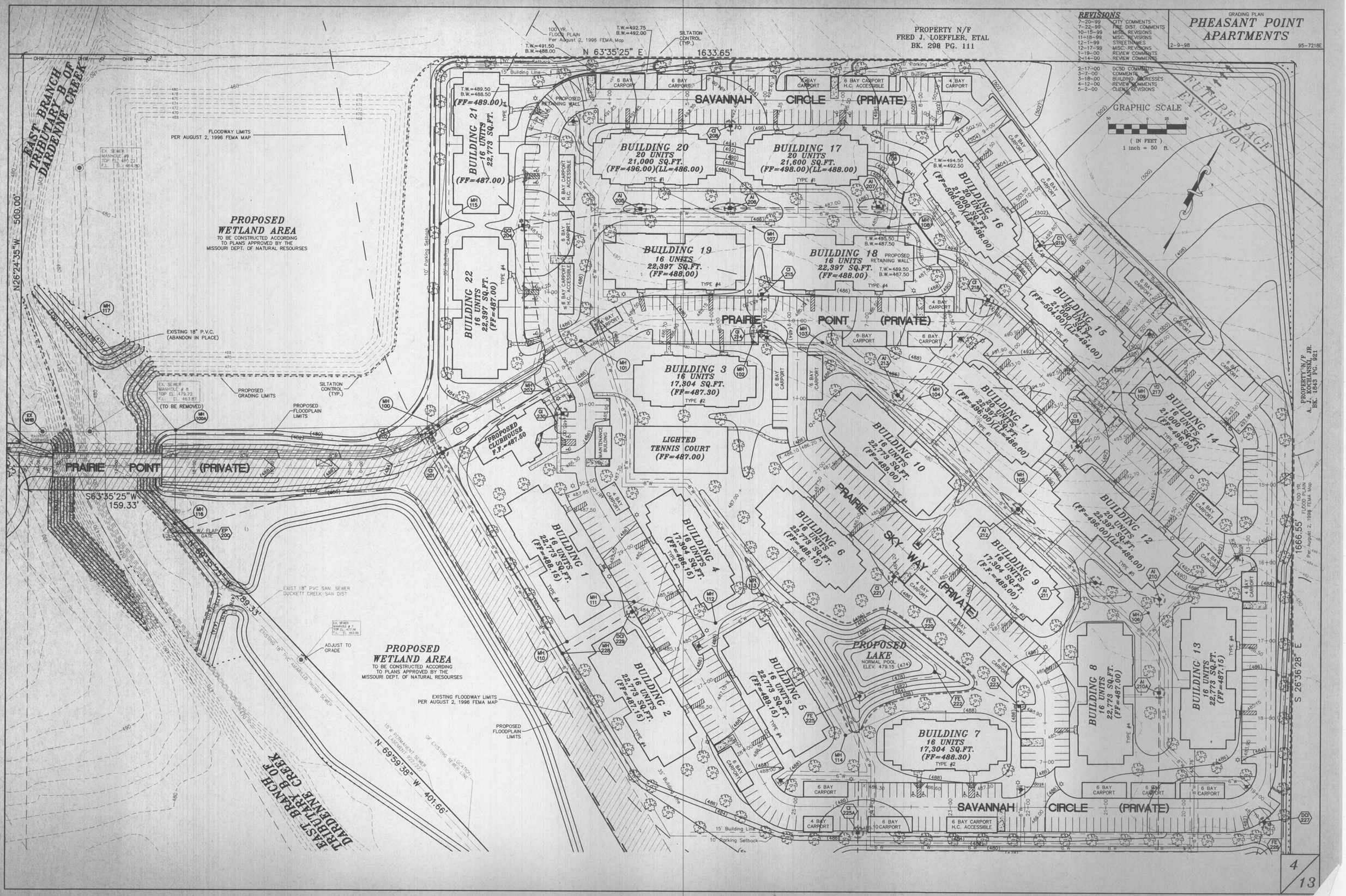
GRADING PLAN
PHEASANT POINT APARTMENTS
2-9-98
95-7218E
REVISIONS
7-20-99 CITY COMMENTS
7-22-99 FIRE DIST. COMMENTS
10-15-99 MISC. REVISIONS
11-18-99 MISC. REVISIONS
12-1-99 STREETNAMES
12-17-99 MISC. REVISIONS
1-19-00 REVIEW COMMENTS
2-14-00 REVIEW COMMENTS
2-17-00 DCSD COMMENTS
3-7-00 COMMENTS
3-18-00 BUILDING ADDRESSES
4-12-00 REVIEW COMMENTS
5-2-00 CLIENT REVISIONS
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PROPERTY N/F
FRED J. LOEFFLER, ETAL
BK. 298 PG. 111
N 63°35'25" E 1633.65'
EAST BRANCH TRIBUTARY B OF DARDENNE CREEK
FLOODWAY LIMITS PER AUGUST 2, 1996 FEMA MAP
PROPOSED WETLAND AREA
TO BE CONSTRUCTED ACCORDING TO PLANS APPROVED BY THE MISSOURI DEPT. OF NATURAL RESOURSES
N26°24'35"W 500.00'
EXISTING 18" P.V.C. (ABANDON IN PLACE)
PROPOSED GRADING LIMITS
PROPOSED FLOODPLAIN LIMITS
SILTATION CONTROL (TYP.)
PROPOSED CLUBHOUSE F.F.=487.50
PRAIRIE POINT (PRIVATE)
S63°35'25"W 159.33'
EXIST 18" PVC SAN. SEWER DUCKETT CREEK SAN DIST
ADJUST TO GRADE
EXISTING FLOODWAY LIMITS PER AUGUST 2, 1996 FEMA MAP
PROPOSED FLOODPLAIN LIMITS
N 69°59'38" W 401.66'
SAVANNAH CIRCLE (PRIVATE)
BUILDING 21 16 UNITS 22,773 SQ.FT. (FF=487.00)
BUILDING 22 16 UNITS 22,397 SQ.FT. (FF=487.00)
BUILDING 20 20 UNITS 21,000 SQ.FT. (FF=496.00)(LL=486.00)
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 21,000 SQ.FT. (FF=506.00)(LL=496.00)
BUILDING 15 20 UNITS 21,000 SQ.FT. (FF=504.00)(LL=494.00)
BUILDING 3 16 UNITS 17,304 SQ.FT. (FF=487.30)
LIGHTED TENNIS COURT (FF=487.00)
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 10 16 UNITS 22,773 SQ.FT. (FF=489.00)
BUILDING 12 20 UNITS 22,397 SQ.FT. (FF=496.00)(LL=486.00)
BUILDING 1 16 UNITS 22,773 SQ.FT. (FF=488.15)
BUILDING 4 16 UNITS 17,304 SQ.FT. (FF=486.15)
BUILDING 6 16 UNITS 22,773 SQ.FT. (FF=488.15)
BUILDING 9 16 UNITS 17,304 SQ.FT. (F.F.=489.00)
BUILDING 2 16 UNITS 22,773 SQ.FT. (FF=487.15)
BUILDING 5 16 UNITS 22,773 SQ.FT. (FF=489.15)
PROPOSED LAKE NORMAL POOL ELEV. 479.15
BUILDING 8 16 UNITS 22,773 SQ.FT. (FF=487.00)
BUILDING 13 16 UNITS 22,773 SQ.FT. (FF=487.15)
BUILDING 7 16 UNITS 17,304 SQ.FT. (FF=488.30)
PROPERTY N/F
A. J. KOCHANSKI, JR.
BK. 1843 PG. 921
S 26°36'28" E 1666.55'
FUTURE PAGE EXTENSION
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