SITE PLAN
PHEASANT POINT CENTER

12-15-97 — 95-7218

01-21-98	DUCKETT CREEK COMMENTS
2-19-98	REVISIONS
03-06-98	COMMENTS
3-23-98	REVISIONS
4-08-98	O'FALLON COMMENTS
4-15-98	REVISIONS

EXISTING 100 – YEAR FLOODWAY LIMIT ELEV=482.00

PROP N/F VICTORY BAPTIST CHURCH

EXISTING 100 – YEAR FLOOD PLAIN LIMIT ELEV=482.50

THE VILLAGES OF PHEASANT POINT VILLAGES 2A & 5A PB 25 PG 42

PROP N/F PAUL & FRED LOEFFLER BK 302 PG 469

N63°35'25"E 286.00'

N 63°35'25" E 1135.00'

LOT 1
2.03 ACRES

LOT 2
13.03 acres

LOT 3
0.74 ACRES

LOT 5
84.63 acres

PROPERTY N/F POST, VIRGIL & MARCELLA 1453/1839

S26°24'35"E 274.89'

S26°24'35"E 225.11'

S 26°24'35" E 500.00'

MISSOURI STATE HIGHWAY "K"

L=644.17'

R=3729.72'

EX. 16" CULVERT

EX. TELE PEDESTAL

EX. UTILITY POLE

EXISTING GAS MAIN

EXISTING OVERHEAD ELECTRIC

EXISTING TELEPHONE CABLE

EX. EDGE PAVEMENT

EX. CENTERLINE

SMOOTH EDGE WATER ENTRY PAVEMENT

15'X20' RIP-RAP

FE 124

CI 122

R=239.50' L=18.86'

EXISTING 6" GAS LINE

COMMON GROUND

TWIN 30" R.C.P.

S63°35'25"W 130.96'

MH I

6" P.V.C. LATERAL STA. 0+38.38

8" P.C. CONCRETE IN R.O.W. ONLY

NEW FIRE-HYDRANT

R=212.00'

L=71.46'

CI 121

R=170.00'

L=192.89'

FE 123

FE 120

15'X20' RIP-RAP

EX. UTILITY POLE

EX. TELE PEDESTAL

EX. 24" RCP CULVERT

EX. ENTRANCE TO BE REMOVED UPON COMPLETION OF NEW ROAD

NEW UNDERGROUND ELEC.

NEW 8" WATER LINE

10' WIDE UTILITY EASEMENT

NEW GAS MAIN

25' BUILDING LINE

6" PVC LATERAL STA. 1+44.43

6" PVC LATERAL STA. 3+45.05

NEW 5' WIDE SIDEWALK

NEW FIRE-HYDRANT

S 63°35'25" W 1135.00'

PHEASANT MEADOW (60'W.) DRIVE

36' W. P.C. CONCRETE PVMT. WITH 6" VERTICAL CURBS

DESIGN SPEED 25 M.P.H.

PROPOSED 100 – YEAR FLOOD PLAIN LIMIT ELEV=482.00

CONCRETE CRADLE STORM SEWER BUILT BY OTHERS AT SANITARY SEWER CROSSING

NEW FIRE-HYDRANT

NEW LIGHT(TYP)

MH C

MH B

10' WIDE GROUTED RIP RAP

EX. SEWER MANHOLE #8 TOP EL. 470.73 FL. EL. 463.87

EX MH A

REMOVE TREES AS NECESSARY

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch. = 50 ft.

CONCRETE CRADLE AT CROSSING

8" PVC STUB END FOR FUTURE SEWER EXTENSION TO SOUTH

NEW F.E.S w/ 4' WIDE CONCRETE SWALE

FES 100

MH F

6" PVC LATERAL STA. 0+30

10' WIDE UTILITY EASEMENT

25' BUILDING LINE

MH E

6" PVC LATERAL STA. 0+30

MH D

CI 107

BLOW-OFF VALVE

EXIST 18" PVC SAN. SEWER DUCKETT CREEK SAN DIST.

EXIST 8" PVC SANITARY SEWER

EXIST TREES TO REMAIN

FES 106

25 YEAR FLOOD ELEV. = 480.8 AS PER F.I.S. DEC. 15, 1992

FE 100A

NEW F.E.S w/ 10' x 10' RIP RAP OUTFALL BLANKET

NEW 4' CONC. SWALE

OS 100B

R=3729.72'

15'X20' RIP-RAP

FE 119

THREE (3) 27" R.C.P.

30' W. P.C. CONCRETE PVMT. WITH ROLLED LIP CURBS

EXTEND ±105' FROM EDGE OF PVMT. ON HWY "K"

6" P.C. CONCRETE IN R.O.W. ONLY

FE 118

15'X20' RIP-RAP

NEW 4' CONC. SWALE

LOT 4
18.86 acres

PROPOSED 100 – YEAR FLOOD PLAIN LIMIT ELEV=482.50

EXISTING 100 – YEAR FLOOD PLAIN LIMIT ELEV=482.00

NEW CONCRETE WALL ±6' TALL

N 63°25'13" E 1850.02'

FLOODWAY

B4 ENGINEERING
PLANNING
SURVEYING

1062 South Chrysler St. Peters, MO. 63376
PHONE 928-5552
FAX 928-1718

12-15-97 DATE REVISIONS

96-7218 PROJECT NUMBER

2 OF 10 SHEET

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