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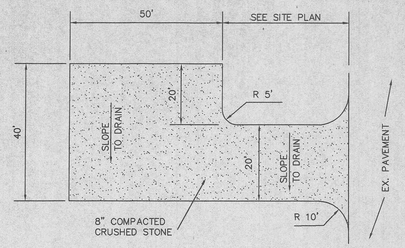

TEMPORARY CONSTRUCTION ENTRANCE

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARING IS PHEASANT POINT SUBDIVISION

MISSOURI HIGHWAY K

TEMPORARY ROADWAY EASEMENT BK. 2003 PG. 897

ZONING R-1

LOT 1

PROPOSED PHEASANT MEADOW (60'W.) DRIVE

ZONING P-R

ZONING C-2

LOT 3

LOT 4
12.21 ACRES

FUTURE PLAYING FIELDS

COMMON GROUND "B"

68'w. STORM WATER DETENTION EASEMENT

10'w ESMT.

15'w. EASEMENT TO UNION ELECTRIC DB. 2144 PG. 2012

100 YEAR FLOOD PLAIN LIMIT (BY ELEVATION) ELEV. = 482.50

ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP (BY GRAPHICAL REPRESENTATION)

ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP (BY GRAPHICAL REPRESENTATION)

GRAVEL DRIVE

18' WIDE PRIVATE ROADWAY BOOK 741 PAGE 1064

N/F Mark F & Diane E Keevan BK. 1020 PG. 633

N/F Glennon J & Karl L Keevan BK. 1383 PG. 697

ZONING R1-A ST. CHARLES COUNTY

ZONING C-2 ST. CHARLES COUNTY

TEMPORARY CONSTRUCTION ENTRANCE SEE DETAIL ABOVE

10'W. ESMT.

25' BLDG. LINE

8"CONC. VERT. CURB & GUTTER

CONCRETE PAVEMENT

END CURB

5'W. ESMT.

10'W PERMANENT SEWER EASEMENT BK. 922 PG. 227

OVER FLOW STRUCTURE

N63°35'25"E 925.63'

N63°35'25"E 66.94'

R=67.00 L=74.14 D=63°24'00"

R=67.00 L=111.71 D=95°31'46"

S58°32'21"E 91.00'

S37°06'29"E 522.08'

S26°34'47"E 338.96' (336.77')

N26°34'47"W 29.70'

S63°25'13"W 1130.49'

N28°24'35"W 483.12' (482.82')

FES FL=481.30

CI TOP=485.01 FL=481.72

CI TOP=485.25 FL=480.60

STORM M.H. TOP=483.25 FL=480.14

FES FL=479.78

FES FL=479.79

SAN. M.H. TOP=491.32 FL=479.04

CI TOP=490.78 FL=481.98

SAN. M.H. TOP=482.84 FL=480.61

FES FL=483.80

SAN. M.H. TOP=492.77 FL=476.45

SAN. M.H. TOP=488.67 FL=473.03

SAN. M.H. TOP=487.01 FL=472.49

FES FL=481.58

FES FL=469.43

WATER METER

J. R. GRIMES
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3451 Pheasant Meadows Drive
O'Fallon, Missouri 63366

NO.	DATE	REVISIONS
2	10/6/99	CITY COMMENTS

DRAWN BY: D.M.
CHECKED BY: J.R.G.
JOB NO. 333
DATE: 07-01-99
SHEET NO.
C3

JOSEPH R. GRIMES NUMBER E-22053 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

J:\333\C3-333REV1.dwg Thu Oct 07 08:44:05 1999 CAD_1