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Mackey Mitchell Associates

ZONING
R-1

LOT 1

BASIS OF BEARING IS
PHEASANT POINT SUBDIVISION

GRAPHIC SCALE
30 0 30 60
( IN FEET )
1 inch = 30 ft.

PROPOSED PHEASANT MEADOW (60'W.) DRIVE

ZONING
C-2

LOT 3

LOT 4
12.21 ACRES

FUTURE PLAYING FIELDS

PROPOSED 2-STORY
YMCA FACILITY
43,425 S.F.
ENTRY F.F. 492.75

EXISTING DETENTION
BASIN H.W. ELEV. 485.95

0.67 acres
@ 3.85
Q= 2.58 cfs

0.58 acres
@ 3.85
Q= 2.23 cfs

0.43 acres
@ 3.85
Q= 1.66 cfs

0.72 acres
@ 3.85
Q= 2.77 cfs

0.19 acres
@ 3.85
Q= 0.73 cfs

0.21 acres
@ 3.85
Q= 0.81 cfs

0.42 acres
@ 3.85
Q= 1.62 cfs

0.30 acres
@ 3.85
Q= 1.16 cfs

NOTE:
NO EXISTING TREES ARE LOCATED ON THIS PROJECT
PER FIELD SURVEY COMPLETED ON NOV. 6, 1998
BY J.R. GRIMES CONSULTING ENGINEERS, INC.

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)

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

ZONING
R1-A
ST. CHARLES COUNTY

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

ZONING
C-2
ST. CHARLES COUNTY

**FOR DRAINAGE AREAS ONLY**
**NOT FOR CONSTRUCTION**

J. R. GRIMES
CONSULTING ENGINEERS, INC.
11132 SOUTH TOWNE SQUARE DRIVE
SUITE 202 MO. 63123
PH. (314) 845-8242
FAX (314) 845-8959
E-Mail: jrgrimes@aol.com

Mackey Mitchell Associates
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Planning
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800 St. Louis Union Station 314 421 1815
Suite 200 Fax 314 421 5206
St. Louis, Missouri
63103-2257

YMCA of Greater St. Louis
O'FALLON YMCA
3451 Pheasant Meadows Drive
O'Fallon, Missouri 63366

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

| DRAWN BY: | CHECKED BY: |
|---|---|
| D.M. | J.R.G. |
| JOB NO. 333 | DATE: 04-14-99 |

SHEET NO.
C7

JOSEPH R. GRIMES NUMBER E-22058 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

I:\DWG 1999\99-08-07\C7.dwg, Thu, 6 Jan 11:23:22 2000, 2