N/F
Floyd D. Conklin Living Trust
Loc#27M340752
Db.19655 Pg.1574

Existing Zoning - Commercial

SUNSET CENTER CONDOMINIUM PB.291 PG.90

5' Wide Easement Pb.291 Pg.90

N00°45'39"E 198.90'

Lot 1 Henry Tonkins Estate
Deed Book 102 Pg. 188

N/F
Patricia Heutel Trust
Loc#27M340110
Db.18926 Pg.4300
Existing Zoning - Commercial

N/F
St.Louis County Water D/B/A
Missouri American Water
Loc#27M340033
Db.1268 Pg.51

Existing Zoning - Residential

N89°19'21"W 117.98'

S89°19'21"E 117.98'

SEVENTEEN (17)
EMERALD GREEN ARBORVITAE
Thuja occidentalis 'Emarald Green'
PLANTED 6' ON CENTER ALONG
SCREENING PER SUNSET HILLS
CITY CODE REQUIREMENTS

DECORATIVE/SECURITY
PERIMETER FENCING

15' SIDE SETBACK

ELEVATED TANK
OUTER PERIMETER
APPROX 86' Ø

BASE OUTER
PERIMETER
APPROX. 42' Ø

PROPOSED ELEVATED TANK
CAPACITY - 1.5 MG
GROUND ELEVATION - 674.00'
OVERFLOW ELEVATION - 779.00'
BASE DIAMETER - 42'
ELEVATED TANK DIAMETER - 86'
APPROXIMATE HEIGHT TO OVERFLOW - 105'

PROPOSED
ASPHALT
PAVEMENT

20'

24'

PROPOSED
4' WIDE
CONCRETE
SIDEWALK
W/ DRIVEWAY
CROSSING

PROPOSED 24'
SLIDING GATE

DECORATIVE/SECURITY
PERIMETER FENCING

PRIVACY SCREENING AS BUFFER
FOR RESIDENTIAL ZONING PER SUNSET
HILLS ZONING REQUIREMENTS.
6' HEIGHT MINIMUM, VINYL OR APPROVED
MATERIAL

24" SUCTION PIPE

24" DISCHARGE PIPE

30' FRONT SETBACK

15' REAR SETBACK

15' SIDE SETBACK

15' Wide Easement
St.Louis County Water
Db.1268 pg.51

DECORATIVE/SECURITY
PERIMETER FENCING

S00°45'39"W 198.90'

Private Road 30' Wide (Ownership
Undetermined)

SAPPINGTON BARRACKS ROAD (60' WIDE PUBLIC)

Concrete Pavement

Gravel Drive
Partially Overgrown

Found Iron Pipe
0.39' South
0.06' Eat

Found Iron Pipe
0.58' West
0.30' North

Found
Old Stone

ELEC. CONDUIT LINES
(TYPICAL)

ELECTRIC METER
AND EQUIPMENT

CHAIN LINK FENCE

RIP-RAP

SUMP PIPE

AT&T Box

Water
Box

Storm MH
Top=668.16'
FL=664.16'

G.I.
Top=667.41'
FL in=665.31'
FL out=664.91'

Area Inlet
Top=667.84'
FL=665.74'

Storm MH
Top=668.43'
FL=666.79'

Storm MH
Top=668.34'
FL=666.84'

Conc. Walk

12" RCP

NOTES:

- ALL EXISTING ABOVE GRADE IMPROVEMENTS ON SITE TO BE REMOVED (ASPHALT PAVEMENT, FENCING, LIGHT STANDARDS, ETC.)
- EXISTING TOWER CURRENTLY LOCATED TO THE SOUTH WILL BE REMOVED FROM SURFACE AND DEMOLISHED WHEN PROPOSED ELEVATED TANK IS IN SERVICE.
- EXISTING ZONING : C-1
  - •• SURROUNDING ZONING RESIDENTIAL (WEST & SOUTH), COMMERCIAL (EAST)
  - •• SCREENING PROVIDED PER CITY OF SUNSET HILLS CITY CODE ON SOUTH PROPERTY LINE
  - ••• 6' PRIVACY SCREENING & VEGETATIVE BUFFER
- CONDITIONAL USE PERMIT REQUESTED FOR PUBLIC UTILITY USE.

0 10 20 30
GRAPHIC SCALE IN FEET

north arrow/scale

engineers seal

MISSOURI AMERICAN WATER

DATE	REMARKS	REV #

ST LOUIS COUNTY
SUNSET ELEVATED TANK REPLACEMENT
SAPPINGTON ROAD, SUNSET HILLS,
ST. LOUIS COUNTY, MISSOURI

ENGINEERING DEPARTMENT
ST. LOUIS COUNTY DISTRICT
747 CRAIG ROAD CREVE COEUR, MISSOURI 63141

DRAWN BY:	CTR	DATE:	10.28.2020
PROJECT ENGINEER:	JRH	PO#:	5000131337
APPROVED BY:	DRH	T.O. #:	17-020068-02

USE DIMENSIONS ONLY

ONLY USE APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

SITE PLAN

10.28.2020 - CONDITIONAL USE PERMIT