

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	---●---
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OW---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
TF = TOP OF FOUNDATION ELEVATION
BF = BASEMENT FLOOR ELEVATION
GF = GARAGE FLOOR ELEVATION
CO = CLEAN OUT
DS = DOWNSPOUT
TW = FINISHED GRADE AT TOP OF WALL
BW = FINISHED GRADE AT BOTTOM OF WALL

PROJECT DATA

LOCATOR NO. : 23L440552
ADDRESS : 1175 HILLARD ROAD
GLENDALE, MO 63122
OWNER : BENCHMARK CUSTOM HOMEBUILDERS INC.
AREA OF TRACT : 9,766 S.F. (0.224 AC.)
PRESENT ZONING : R-2
PRESENT USAGE : SINGLE FAMILY RESIDENCE
PROPOSED USAGE : SINGLE FAMILY RESIDENCE
SCHOOL DISTRICT : KIRKWOOD
FIRE DISTRICT : GLENDALE
WATERSHED(S) : RIVER DES PERES
FIRM PANEL : 29189C0309K
UTILITIES : MISSOURI-AMERICAN WATER CO.
METRO. ST. LOUIS SEWER DIST.
SPIRE / LACLEDE GAS COMPANY
AT&T TELEPHONE COMPANY
AMEREN UE

PT. LOTS 8 & 9
n/f
AMY L. & ELLIOT M. FRITSCH
LOC. #: 23L440680
BK. 20728/PG. 2374

PT. LOTS 7 & 8
n/f
DESLO LIVING TRUST
LOC. #: 23L440671

SITE PLAN

1175 HILLARD ROAD

THE WEST 45 FEET OF LOT 14 + THE EAST 33 FEET OF LOT 13
OF 'IDLEWILD SUBDIVISION', PLAT BOOK 36 PAGE 29,
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

SITE COVERAGE

	AREA (S.F.)	AREA (AC.)	PERCENTAGE
TOTAL SITE	9,766	0.224	
EXISTING IMPERVIOUS	2,907	0.067	29.8%
PROPOSED IMPERVIOUS	4,619	0.106	47.3% *
CHANGE	+1,712	+0.039	+58.9%
FRONT YARD SETBACK	2,341	0.054	
EXISTING IMPERVIOUS	727	0.017	31.1%
PROPOSED IMPERVIOUS	714	0.016	30.5% **
CHANGE	-13	-0.001	-1.8%

* NO MORE THAN 55% ALLOWABLE PER SECTION 3B
** NO MORE THAN 45% ALLOWABLE PER SECTION 3B

PROPOSED BUILDING (2,446 S.F.) (ROOF = 2,779 S.F.)
PROPOSED PAVEMENT (2,173 S.F.) AND WALLS

YARD SETBACK REQUIREMENTS

FRONT: 31.15' (AVERAGE OF ADJACENT HOUSES)
SIDE: 7'
REAR: 30'

DIFFERENTIAL RUNOFF

DESIGN STORM: 15-YEAR 20-MINUTE
4.20 CFS/AC. ROOF SURFACE
3.54 CFS/AC. PAVED SURFACE
1.70 CFS/AC. PERVIOUS SURFACE

EXISTING CONDITIONS:
ROOF - 1,951 S.F. x 4.20 / 43,560 = 0.19
PAVED - 1,185 S.F. x 3.54 / 43,560 = 0.10
OPEN - 6,629 S.F. x 1.70 / 43,560 = 0.26
TOTAL Q = 0.55 CFS

PROPOSED CONDITIONS:
ROOF (HOUSE)* - 2,779 S.F. x 4.20 = 0.27
PAVED - 2,140 S.F. x 3.54 = 0.17
OPEN - 5,147 S.F. x 1.70 = 0.20
TOTAL Q = 0.64 CFS

NET INCREASE OF 0.09 CFS

*-MEASURED FROM ARCH PLANS, INCLUDES GUTTERS

STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE
4.20 CFS/AC. ROOF SURFACE
3.54 CFS/AC. PAVED SURFACE
1.70 CFS/AC. PERVIOUS SURFACE

FOR NEW CONSTRUCTION, THE RUNOFF FROM THE ENTIRE ROOF AREA IS TO BE COLLECTED AND DETAINED.

PROPOSED ROOF AREA: HOUSE = 2,779 S.F.

RUNOFF = 2,779 S.F. x 4.20 CFS/AC. / 43,560 = 0.27 CFS

RUNOFF VOLUME TO BE DETAINED:
0.27 CFS x 60 S/MIN x 20 MIN = 324 C.F.

VOLUME OF PROPOSED DRY WELL:
26' x 6' x 5' x 40% VOIDS = 312 C.F.
PLUS FOUR 50 GAL FLO-WELLS x 60% = 16 C.F.
TOTAL VOLUME PROVIDED = 328 C.F.

GENERAL NOTES

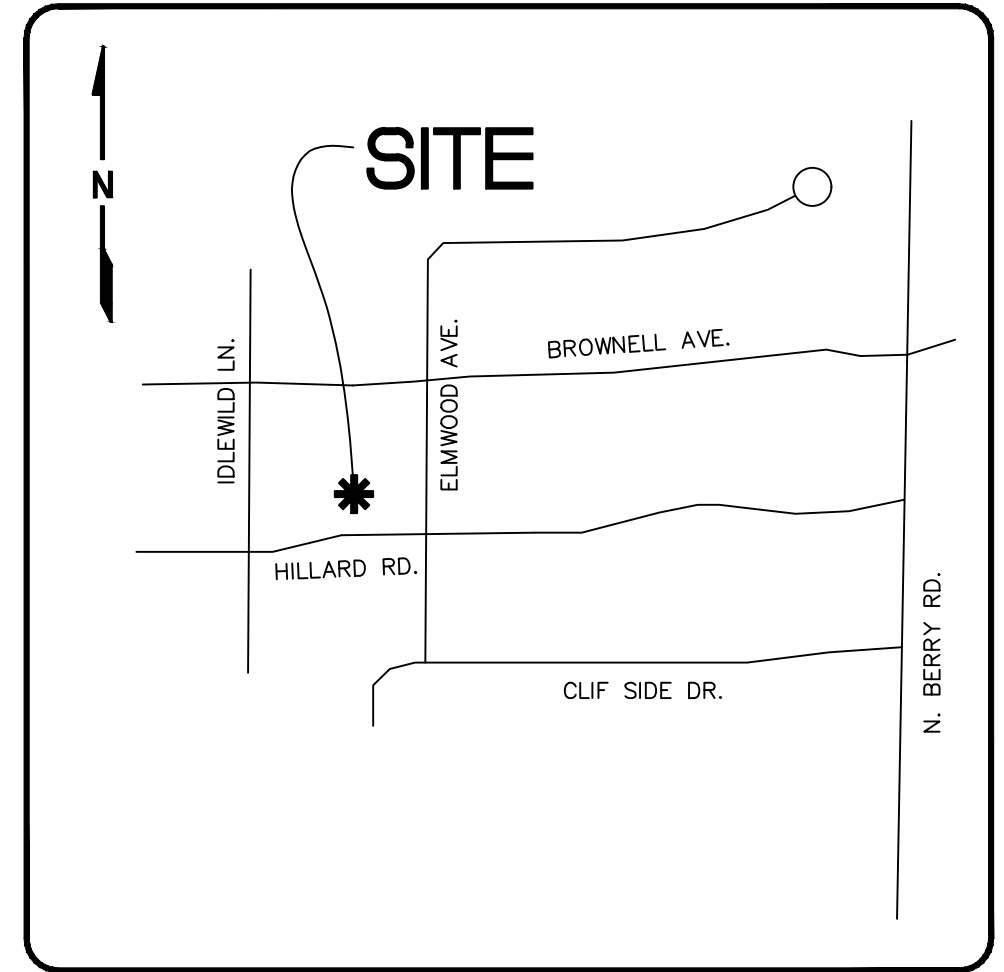
- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY CHECKPOINT SURVEYING LLC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSO, AND MoDNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.

EXISTING UTILITY NOTE



BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

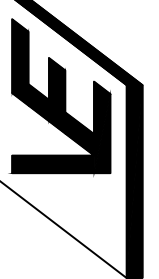


LOCATION MAP

N.T.S.

Benchmark Custom Homes
www.BenchmarkHomesStl.com
P: 314.909.7593

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

1175 HILLARD ROAD

SITE PLAN

PRELIMINARY

7/29/2026
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

REVISED

26018

07/22/26

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