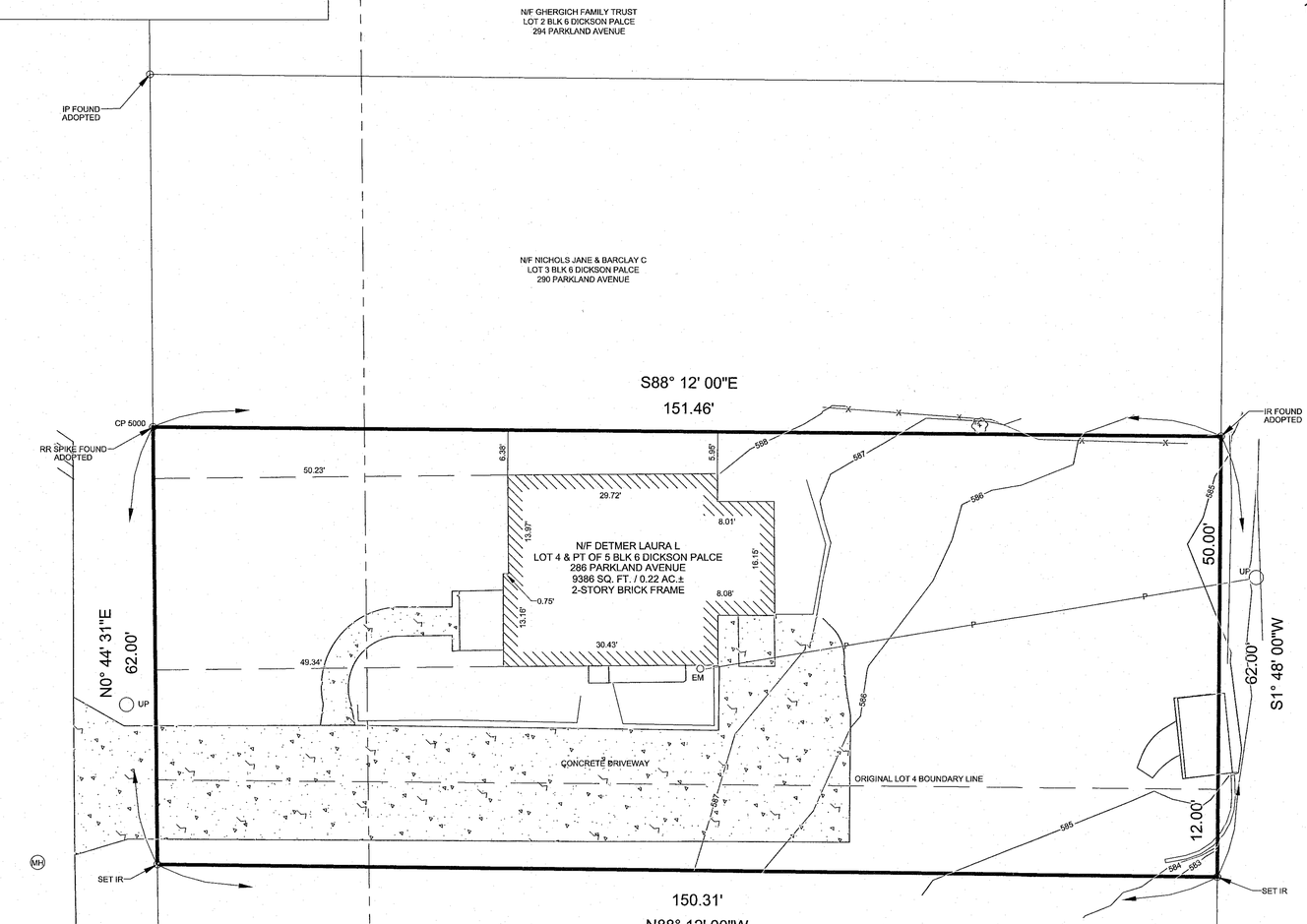
BOUNDARY & TOPOGRAPHIC SURVEY

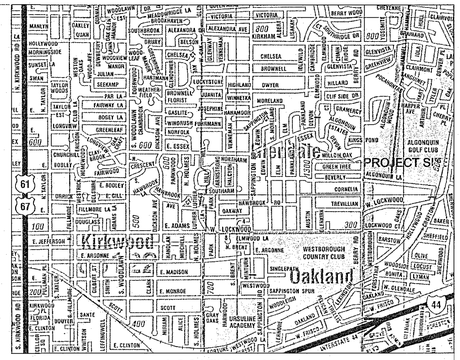
286 PARKLAND AVENUE

LOT 4 & PT OF 5 DICKSON PLACE

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI







LOCATION MAP
NOT TO SCALE

LEGEND

ASPH	DENOTES	ASPHALT
AI	"	AREA INLET
BF	"	BACK FLOW
BOLL	"	BOLLARD
CI	"	CURB INLET
CO	"	CLEANOUT
CTV	"	CABLE TELEVISION
DCI	"	DOUBLE CURB INLET
EBB	"	ELECTRIC BREAKER BOX
EYL	"	ELECTRIC YARD LIGHT
FH	"	FIRE HYDRANT
GYL	"	GAS YARD LIGHT
GV	"	GAS VALVE
ICV	"	IRRIGATION CONTROL VALVE
IR	"	IRON ROD
IP	"	IRON PIPE
LS	"	LIGHT STANDARD
MB	"	MAILBOX
MH	"	MANHOLE
N/P	"	NOT PLOTTABLE
PCB	"	PHONE CABLE BOX
RR SPIKE	"	RAILROAD SPIKE
SH	"	SPRINKLER HEAD
TSB	"	TRAFFIC SIGNAL BASE
UP	"	UTILITY POLE
WM	"	WATER METER
WV	"	WATER VALVE
E	"	ELECTRIC LINE MARKED
G	"	GAS LINE MARKED
P	"	OVERHEAD POWER LINE
W	"	WATER LINE MARKED
	"	CONCRETE
	"	EDGE OF ASPHALT PVMT.
8	"	NUMBER OF PARKING SPACES
550.2'	"	SPOT ELEVATION
X X X X X	"	EXISTING FENCE
12"	"	EXISTING TREE W/DIAMETER

LEGAL DESCRIPTION: 286 PARKLAND AVENUE

LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PLACE, A SUBDIVISION, RECORDED ON PLAT BOOK 17 PAGE 66 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

SITE BENCHMARK
CP 5000 ELEV. = 591.94'
THE SITE BENCHMARK IS A RAILROAD SPIKE MARKING THE NW CORNER OF LOT 4 BLOCK 6.

LOCAL BENCHMARK
SL - 46 ELEV. = 615.49'
A STANDARD DNR GRS ALUMINUM DISK AT THE T JUNCTION OF KIRKHAM AVE. AND N SAPPINGTON RD.

THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 2025 AT THE ORDER OF KIM HANY EXECUTED A BOUNDARY & TOPOGRAPHIC SURVEY ACCORDING TO THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY OF THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN HEREON.

JOHN E. WINKLER JR., PLS 2006016644

STATE OF MISSOURI
JOHN E. WINKLER JR.
NUMBER PLS-2006016644
REGISTERED LAND SURVEYOR

4-10-2025

BOUNDARY & TOPOGRPAHIC SURVEY

For: KIM HANY
286 PARKLAND AVENUE
ST. LOUIS, MISSOURI 63122

REV.	DATE	DESCRIPTION	BY	CHK'D

METRON
Surveying & Layout Co.
313 WOOD STREET
O'FALLON, MO. 63366
314-432-5400 FAX: 636-294-5851

ORDER NO. 11117
DATE 4-10-2025
DRAWN JEW
CHECKED JAW

1 OF 1

ORDER NO.: 11117
DRAWING NO.: 11117
SCALE: 1"=10'
FIELD DATE: 4-7-2025
PLOT DATE: 4-9-2025
DRAWN BY: JEW

CIVIL ENGINEERING PLANS

HOME ADDITION PROJECT
286 PARKLAND AVENUE
GLENDALE, MO 63122

PROJECT INFORMATION

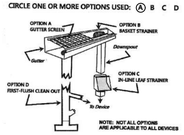
OWNER:
LAURA DETMER
286 PARKLAND AVENUE
GLENDALE, MO 63122

SURVEYOR:
METRON SURVEYING AND LAYOUT
313 WOOD STREET
O'FALLON, MO 63366
P:(314)432-5400

ARCHITECT
FORNEY ARCHITECTURE, LLC
9920 WATSON ROAD, SUITE 115
ST. LOUIS, MO 63126
P:(314)394-2242

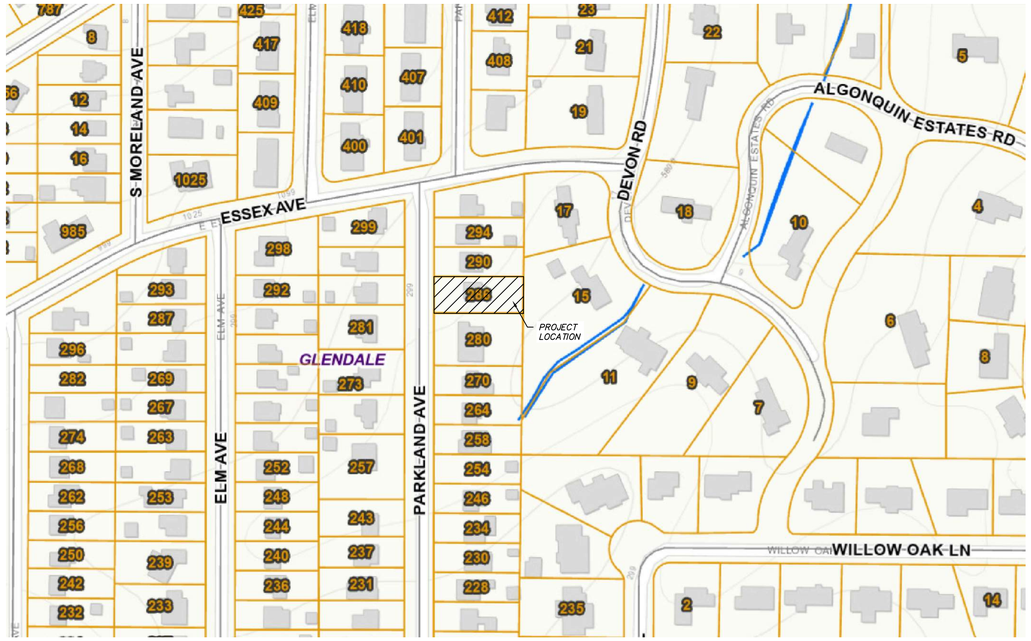
SITE INFORMATION:
PARCEL: 23L411723
286 PARKLAND AVENUE
GLENDALE, MO 63122
FEMA ZONE: X (OUTSIDE 100-YR)
MAP#29189C0309K EFF. 2/4/15

CIRCLE ONE OR MORE OPTIONS USED: (A) B C D



PRETREATMENT OPTIONS DETAIL

PROPOSED PRE-TREATMENT



VICINITY MAP (NTS)

ZONING INFORMATION

ZONING:	R-1 RESIDENTIAL
FRONT YARD SETBACK:	MIN. OF 35'
SIDE YARD SETBACK:	MIN. OF 6.2' (10% OF LOT WIDTH)
REAR YARD SETBACK:	MIN. OF 30'
LOT COVERAGE:	MAX OF 30% OF BUILDINGS AND STRUCTURES, 55% IMPERVIOUS AREA LOT COVERAGE, 45% FRONT YARD COVERAGE

LEGAL DESCRIPTION

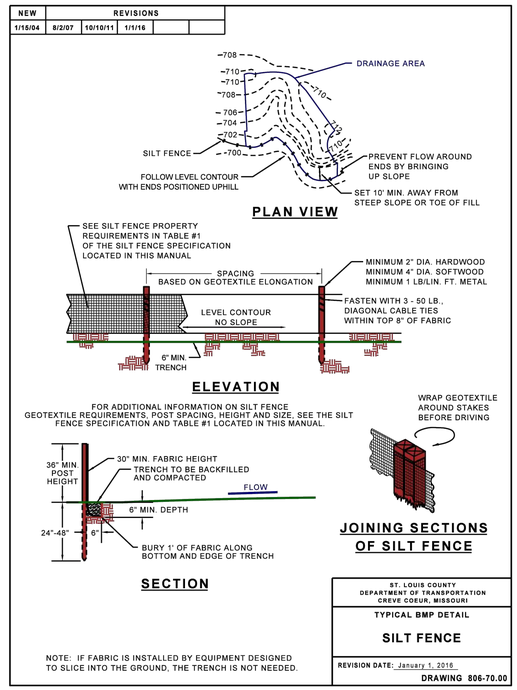
LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PLACE
PLAT BOOK:17, PAGE:66
ST LOUIS COUNTY, MISSOURI

DRAWING INDEX

C0.0 COVER SHEET
C1.0 EXISTING SITE/DEMOLITION PLAN
C2.0 PROPOSED SITE/STORMWATER PLAN
SURVEY

LOT AREA

9,386 SF (0.22 AC)



UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

811 Know what's **below.** **811** before you dig.

THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN, LLC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF LAURA DETMER HAS PREPARED THESE PLANS FROM RECORD SOURCES AND ACTUAL FIELD SURVEY IN THE MONTH OF APRIL 2025.

Wilson D. Waggoner 10/13/2026

WILSON D. WAGGONER, P.E. 2013019128
IN THE STATE OF MISSOURI
EXPIRES 12-31-2027

Title: COVER SHEET
286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
PROFESSIONAL ENGINEER

10/13/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY
P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDESIGN.COM

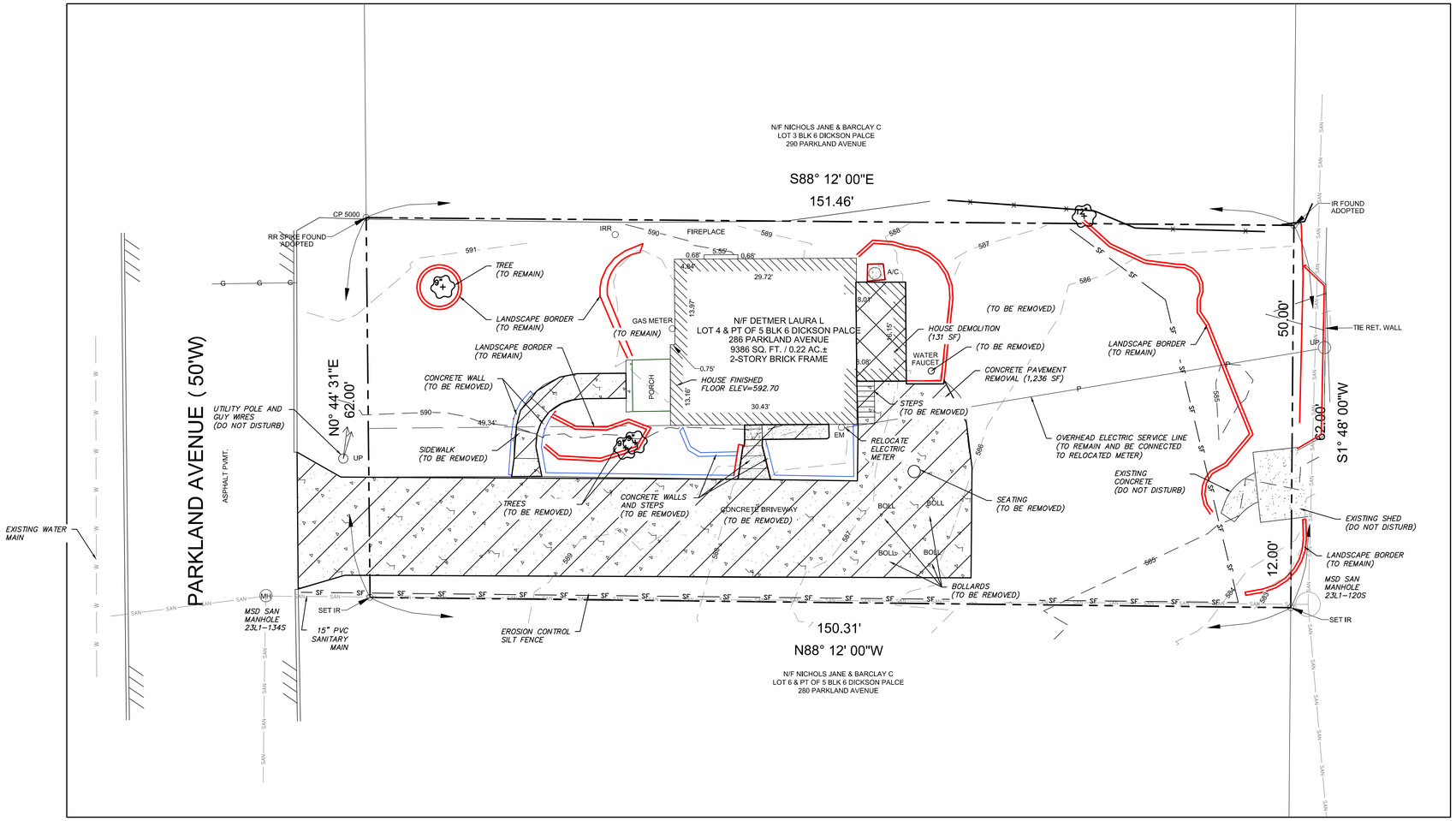
NO.	DATE	REVISION
1	1/20/26	CITY COMMENT RESPONSE
2	10/13/26	OWNER REQUESTED REVISIONS

PROJECT NO.

DRAWN	SCALE
WDW	
CHECKED	DATE
WDW	12/1/2025

C0.0

SHEET 1 OF 4



N

W E

S

0' 10'

SCALE : 1"=10'

LOT AREA

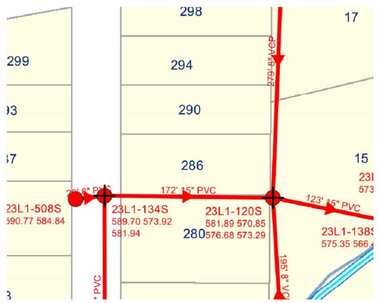
9,386 SF (0.22 AC)

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MSD BASEMAP



LEGEND

- PAVEMENT REMOVAL
- SF — EROSION CONTROL SILT FENCE
- EXISTING CONCRETE WALL
- EXISTING LANDSCAPE BORDER

Title: EXISTING SITE/DEMOLITION PLAN
286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
PROFESSIONAL ENGINEER

10/13/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY
P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDESIGN.COM

REVISION	DATE
1 CITY COMMENT RESPONSE	1/20/26
2 OWNER REQUESTED REVISIONS	10/13/26

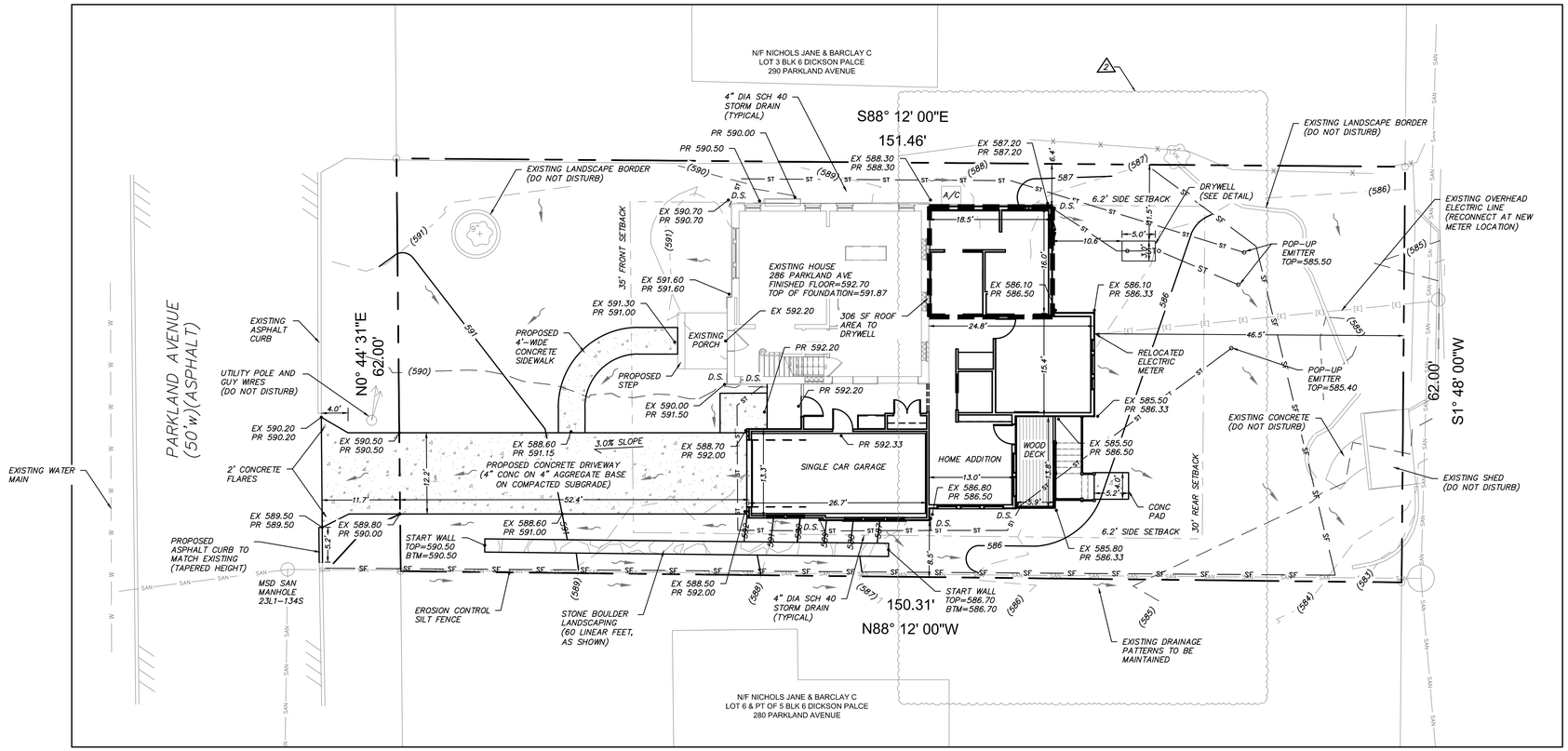
PROJECT NO.

DRAWN WDW | SCALE

CHECKED WDW | DATE 12/1/2025

C1.0

SHEET 2 OF 4



IMPERVIOUS AREAS

EXISTING IMPERVIOUS AREAS	
HOUSE	945 SF
FRONT PORCH	52 SF
CONCRETE PAVEMENTS	2,120 SF
TOTAL =	3,117 SF

EXISTING PERVIOUS AREAS	
LAWN/LANDSCAPING	6,269 SF

PROPOSED IMPERVIOUS AREAS	
EXISTING HOUSE	814 SF
EXISTING PORCH	52 SF
NEW PORCH	34 SF
HOUSE ADDITION	989 SF
GARAGE ADDITION	355 SF
EXISTING CONCRETE TO REMAIN	99 SF
NEW CONCRETE PAVEMENT	799 SF
TOTAL =	3,142 SF

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	6,244 SF

EX IMPERVIOUS/LOT COVERAGE= 33.2%
PR IMPERVIOUS/LOT COVERAGE= 33.5%
PROPOSED FRONT YARD COVERAGE= 25.8%

RUNOFF CALCULATIONS FOR 15-YR, 20-MIN STORM EVENT

EXISTING RUNOFF CALCULATIONS

SURFACE	PI	AREA (SF)	AREA (AC)	Q (CFS)
HOUSE	4.20	945	0.02	0.09
FRONT PORCH	4.20	52	0.00	0.01
CONCRETE PAVEMENTS	3.54	2120	0.05	0.17
LAWN/LANDSCAPING	1.70	6269	0.14	0.24
	TOTALS=	9386	0.22	0.51

PROPOSED RUNOFF CALCULATIONS

SURFACE	PI	AREA (SF)	AREA (AC)	Q (CFS)
EXISTING HOUSE	4.20	814	0.02	0.08
EXISTING PORCH	4.20	52	0.00	0.01
NEW PORCH	4.20	34	0.00	0.00
HOUSE ADDITION	4.20	989	0.02	0.10
GARAGE ADDITION	4.20	355	0.01	0.03
EXISTING CONCRETE	3.54	99	0.00	0.01
NEW CONCRETE	3.54	799	0.02	0.06
LAWN/LANDSCAPING	1.70	6244	0.14	0.24
	TOTALS=	9386	0.22	0.53

DIFFERENTIAL RUNOFF= 0.02 CFS

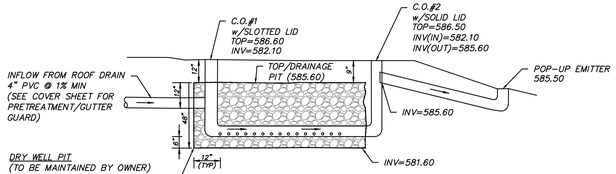
BMP SIZING CALCULATIONS

REQUIRED MITIGATION VOLUME
VOL=0.02CFS*20MINS*60SEC/MIN= 24 CF

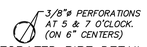
CONTRIBUTING FLOW RATE (ROOF AREAS):
Q=4.20*(306)/43,560= 0.03CFS

CONTRIBUTING VOLUME (ROOF AREA):
V=0.03CFS*20MINS*60SEC/MIN= 36 CF

DRY WELL VOLUME (40% VOID RATIO)
ROCK VOLUME REQ'D=24/0.40=60 CF
ROCK PIT DEPTH=4.0'
ROCK PIT WIDTH=3.0'
ROCK PIT LENGTH=5.0'
ROCK PIT VOLUME=60 CF
WATER VOLUME=60CF*0.40=24 CF
24 CF = 24 CF, THEREFORE REQUIREMENT MET



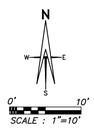
DRYWELL ELEVATION



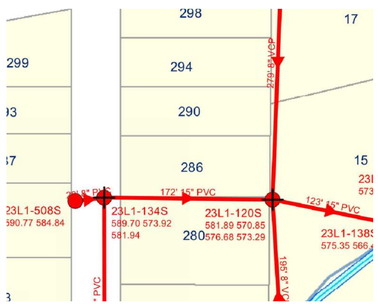
PERFORATED PIPE DETAIL
(NOT TO SCALE)

LOT AREA

9,386 SF (0.22 AC)



MSD BASEMAP



LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED BOULDER WALL

SF EROSION CONTROL SILT FENCE

UTILITIES NOTE

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286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
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10/13/2026

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2	10/13/26	OWNER REQUESTED REVISIONS

PROJECT NO.

DRAWN	SCALE
WDW	
CHECKED	DATE
WDW	12/1/2025

C2.0

SHEET 3 OF 4