

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

Tree Study & Landscape Plan

- = Existing tree To be Removed
- = Proposed new Tree location
- A = Shash Daisy G = Maidenhair grass
- B = Variegated Boxwood F = Fine line Butterfly
- C = Seagreen Junipers
- D = Shasta Viburnum
- E = Dwarf Lilacs
- F = Hareh Grass

Tree Study

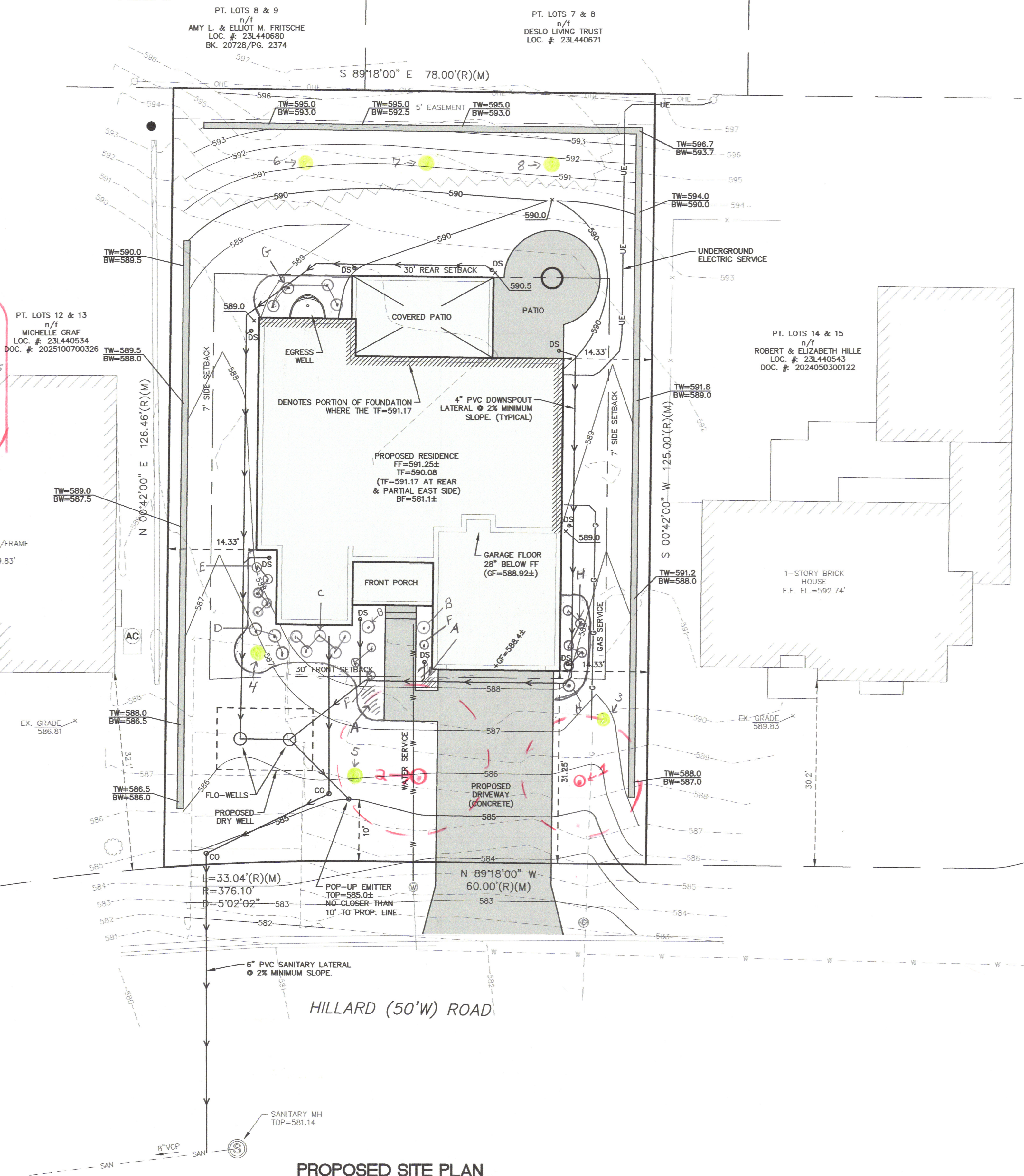
- 3 = Black Gum
- 4 = Black Gum
- 5 = Red Oak
- 6 = Norway Spruce
- 7 = Norway Spruce
- 8 = Norway Spruce

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
 SINGLE FAMILY RESIDENCE
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 2918900309K
 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. FRITSCHE
 LOC. #: 23L440660
 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	3,137	0.072	32.1%
PROPOSED IMPERVIOUS	3,843	0.088	39.4% *
CHANGE	+706	+0.016	+22.5%
FRONT YARD SETBACK	2,341	0.054	
EXISTING IMPERVIOUS	727	0.017	31.1%
PROPOSED IMPERVIOUS	654	0.015	27.9% **
CHANGE	-73	-0.002	-10.3%

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

- PROPOSED BUILDING (2,603 S.F.)
 (ROOF = 2,834 S.F.)
- PROPOSED PAVEMENT (1,240 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 - 1,186 S.F. x 3.54 / 43,560 = 0.10
 OPEN - 6,629 S.F. x 1.70 / 43,560 = 0.26
 TOTAL Q = 0.54 CFS

PROPOSED CONDITIONS:
 ROOF (HOUSE) - 2,834 S.F. x 4.20 = 0.27
 PAVED - 924 S.F. x 3.54 = 0.07
 OPEN - 6,008 S.F. x 1.70 = 0.23
 TOTAL Q = 0.58 CFS

NET INCREASE OF 0.04 CFS

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 = 2,834 S.F.

RUNOFF = 2,834 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:
 15.5' x 10' x 5' x 40% VOIDS = 310 C.F.
 PLUS FOUR 50 GAL FLO-WELLS x 60% = 16 C.F.
 TOTAL VOLUME PROVIDED = 326 C.F.

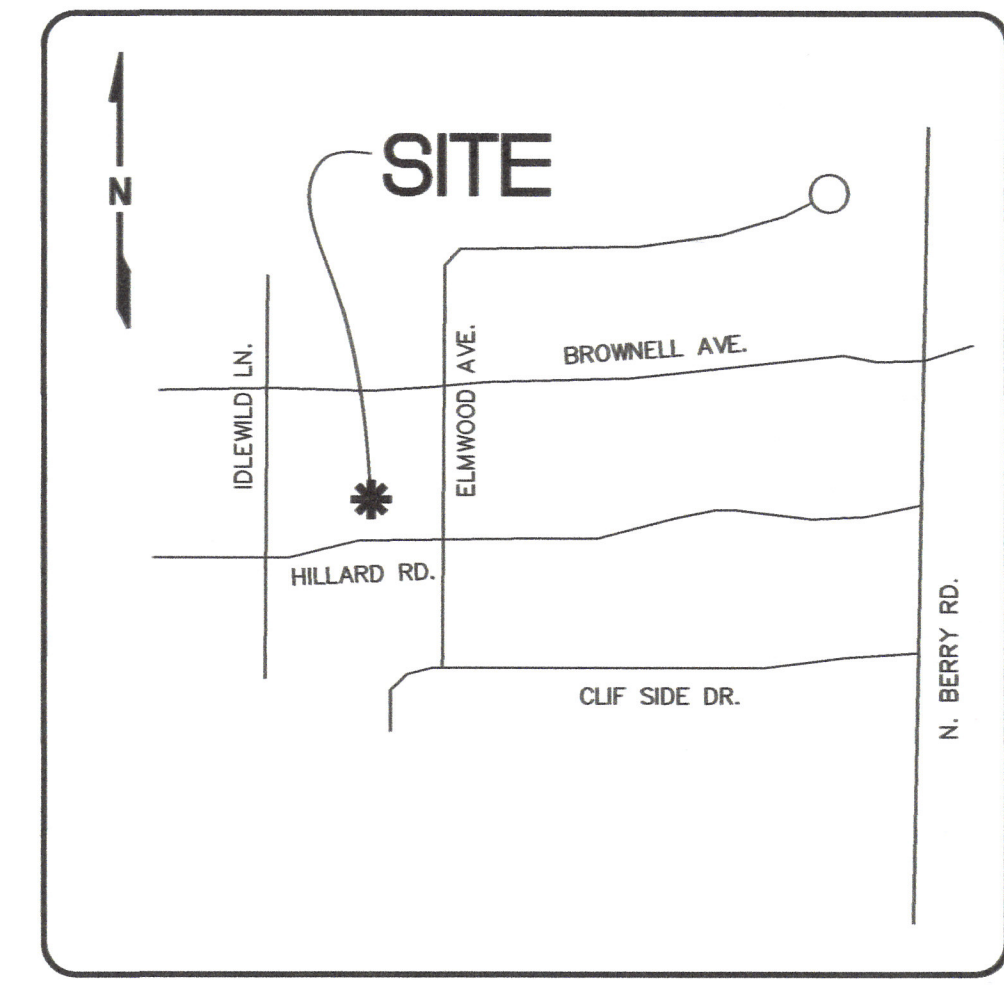
GENERAL NOTES

- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY CHECKPOINT SURVEYING LLC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MOENR.
- 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" 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO BEGINNING WORK ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE, MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE, MISSOURI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GLENDALE, MISSOURI.

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 10537 Lockland Road
 St. Louis, MO 63114
 P: 314.427.1800

1175 HILLARD ROAD
SITE PLAN

STATE OF MISSOURI
 MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616
 REVISED

26018
 06/04/26
 1/2
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