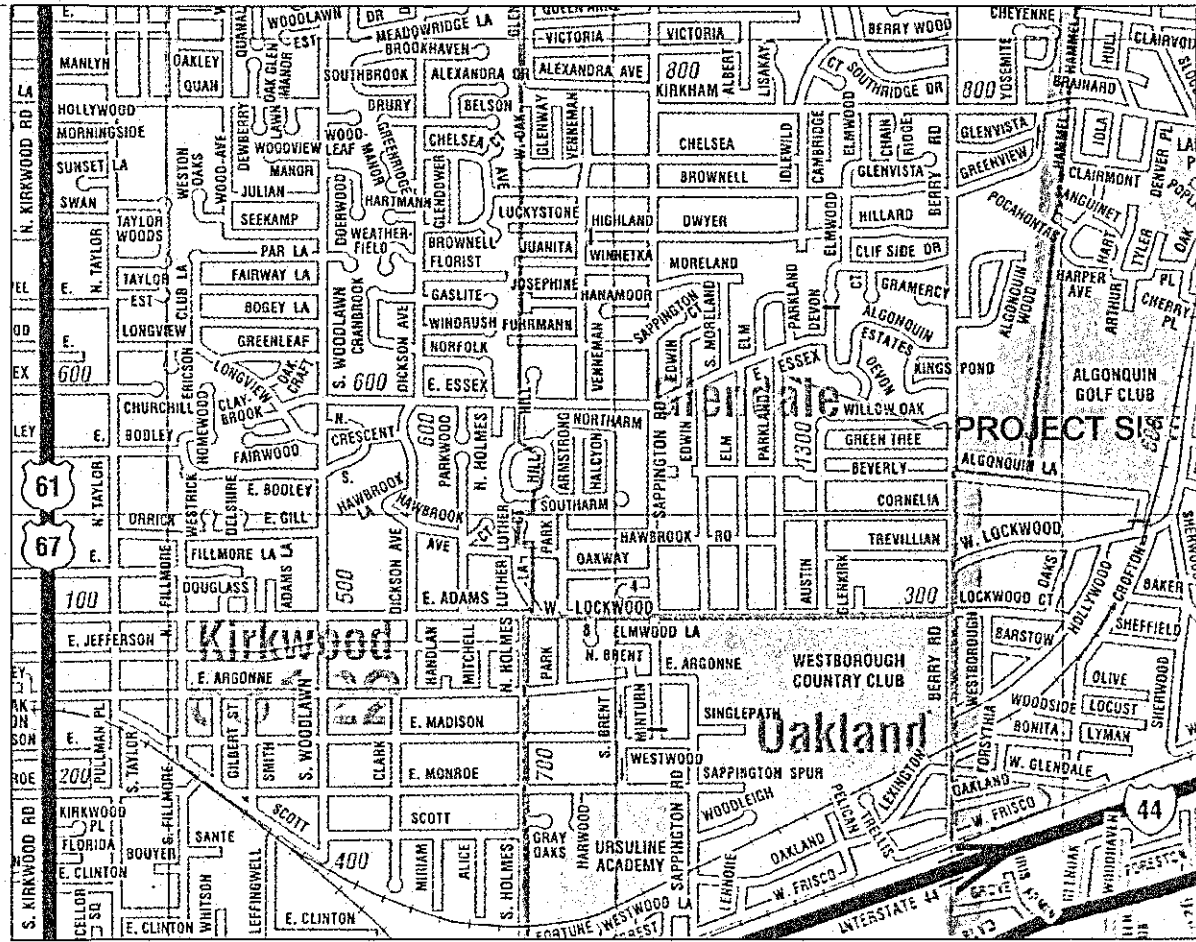
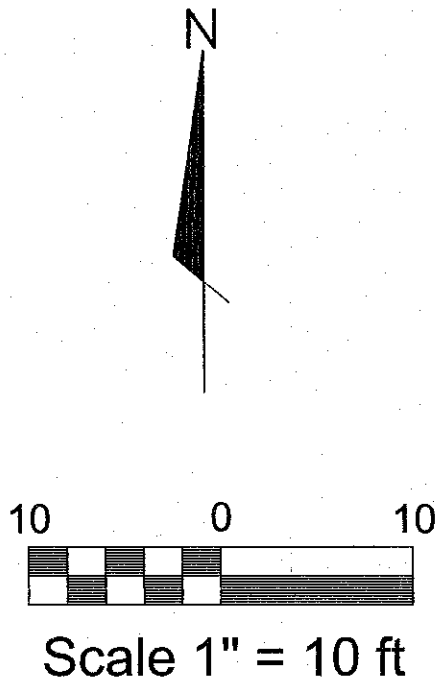


BOUNDARY & TOPOGRAPHIC SURVEY
286 PARKLAND AVENUE
LOT 4 & PT OF 5 DICKSON PALCE
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



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
GVL	*	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	---	CONCRETE
EDGE OF ASPHALT PVT.	---	EDGE OF ASPHALT PVT.
NUMBER OF PARKING SPACES	(B)	NUMBER OF PARKING SPACES
SPOT ELEVATION	+ 550.2'	SPOT ELEVATION
EXISTING FENCE	---	EXISTING FENCE
EXISTING TREE W/DIAMETER	12"	EXISTING TREE W/DIAMETER

LEGAL DESCRIPTION: 286 PARKLAND AVENUE

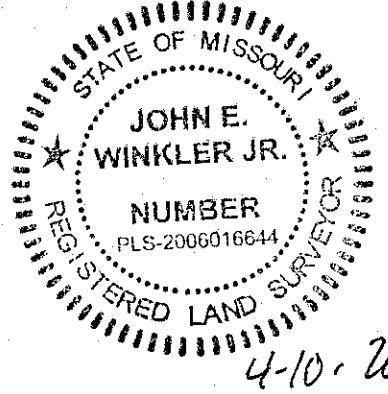
LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PALCE, A SUBDIVISION, RECORDED ON PLAT BOOK 17 PAGE 66 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

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 - 48 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.
JOHN E. WINKLER JR., PLS 2006016644



BOUNDARY & TOPOGRPHIC SURVEY

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

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

REV.	DATE	DESCRIPTION	BY	CHK'D
		ORDER NO. 11117		
		DATE 4-10-2025		
		DRAWN JEW		
		CHECKED JAW		

1 OF 1

PROJECT INFORMATION

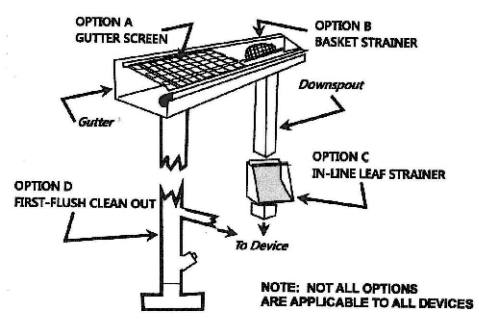
OWNER:
LAURA DETMER
286 PARKLAND AVENUE
GLENDALE, MO 63122

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

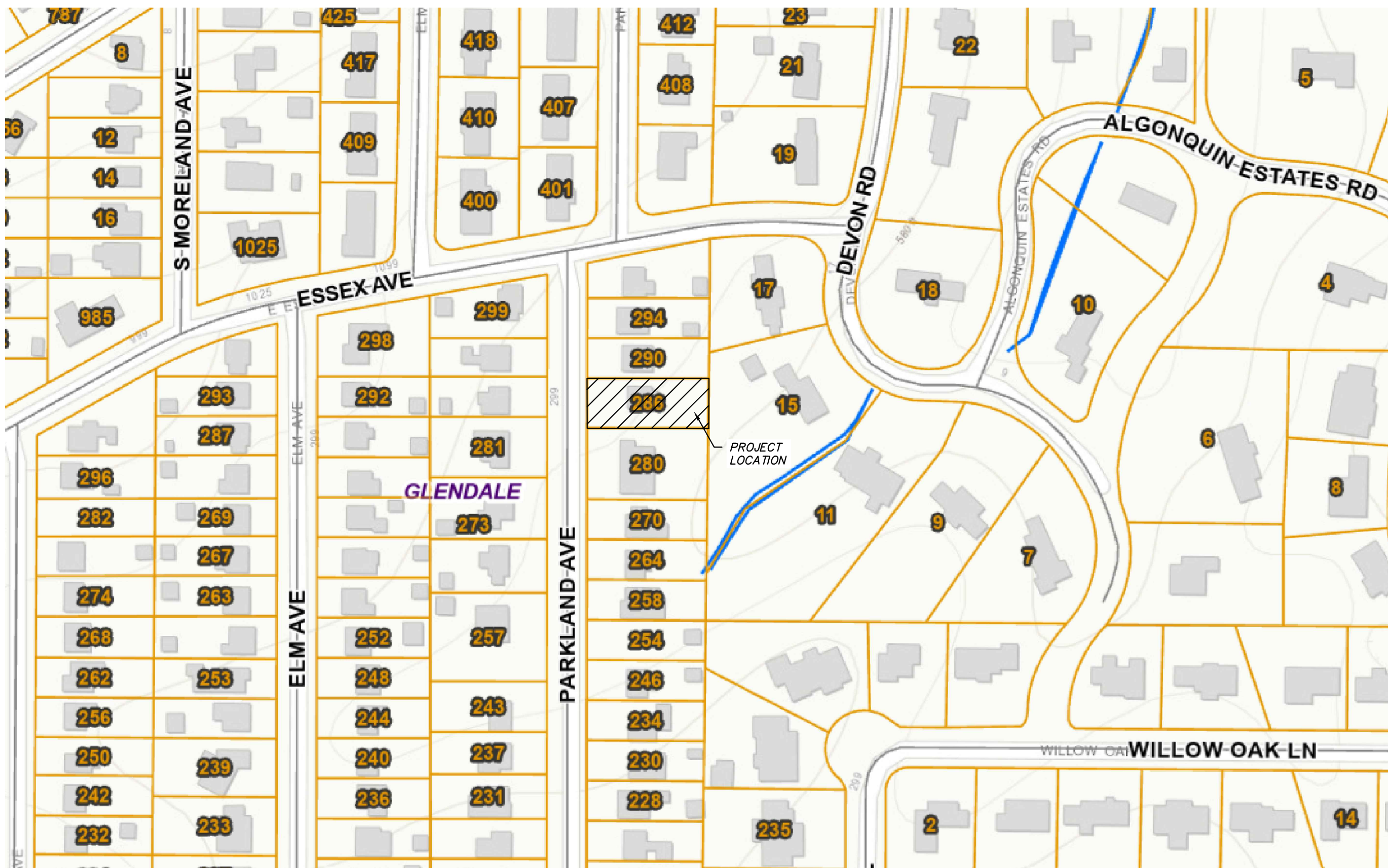
SITE INFORMATION:
PARCEL: 23.411723
286 PARKLAND AVENUE
GLENDALE, MO 63122
FEMA ZONE: X (OUTSIDE 100-YR)
MAP#29189C0309K EFF. 2/4/15

CIRCLE ONE OR MORE OPTIONS USED: A B C D



PRETREATMENT OPTIONS DETAIL
PROPOSED PRE-TREATMENT

CIVIL ENGINEERING PLANS
HOME ADDITION PROJECT
286 PARKLAND AVENUE
GLENDALE, MO 63122



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)

COVER SHEET

286 PARKLAND AVENUE
GLENDALE, MO 63122

LAURA DETMER

Title:

Client:

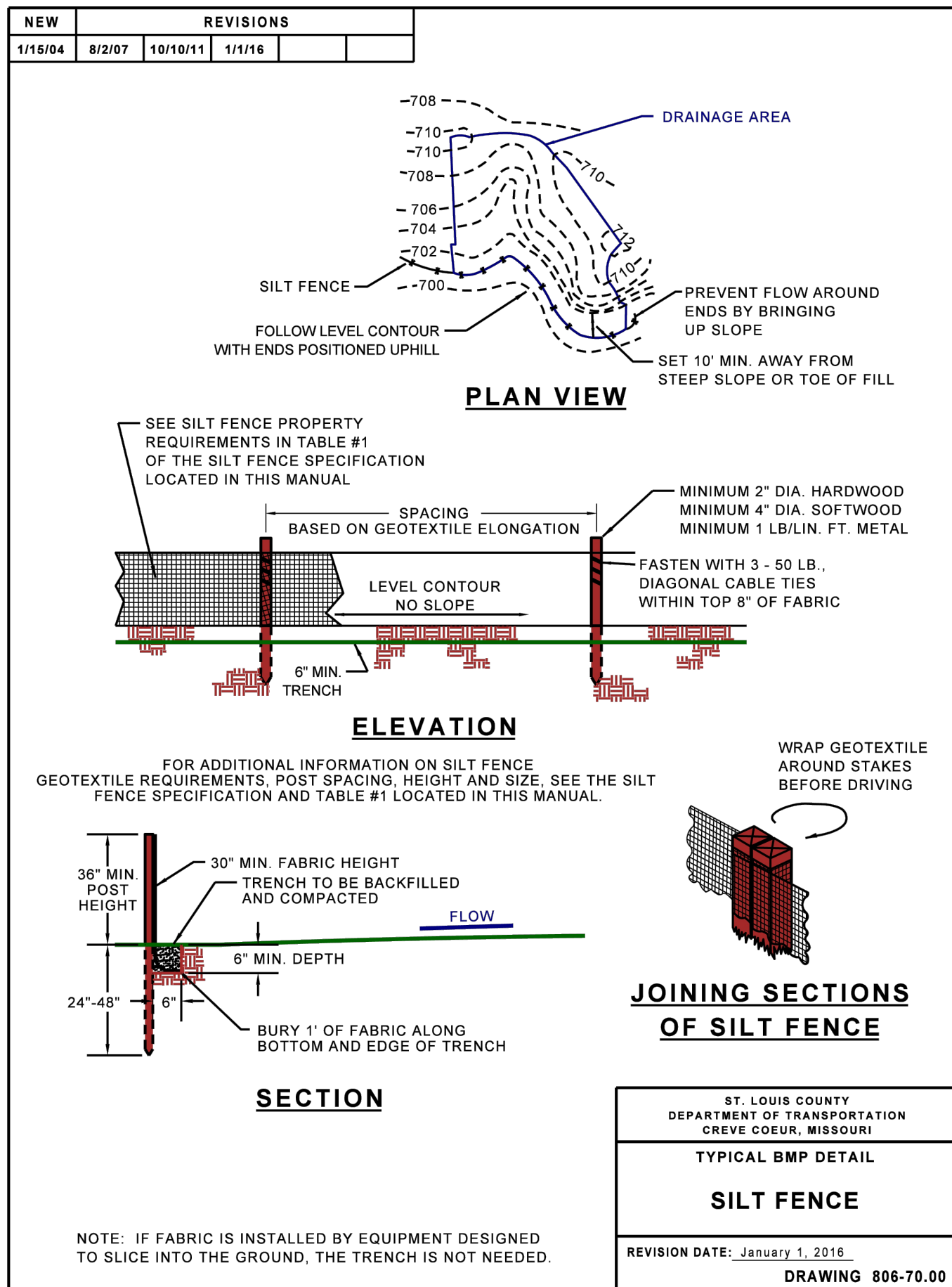


1/20/2026

WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY

WCD

P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDISEGN.COM



1/1/2016 Page 143 Sediment and Erosion Control Manual Standard Drawings

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.



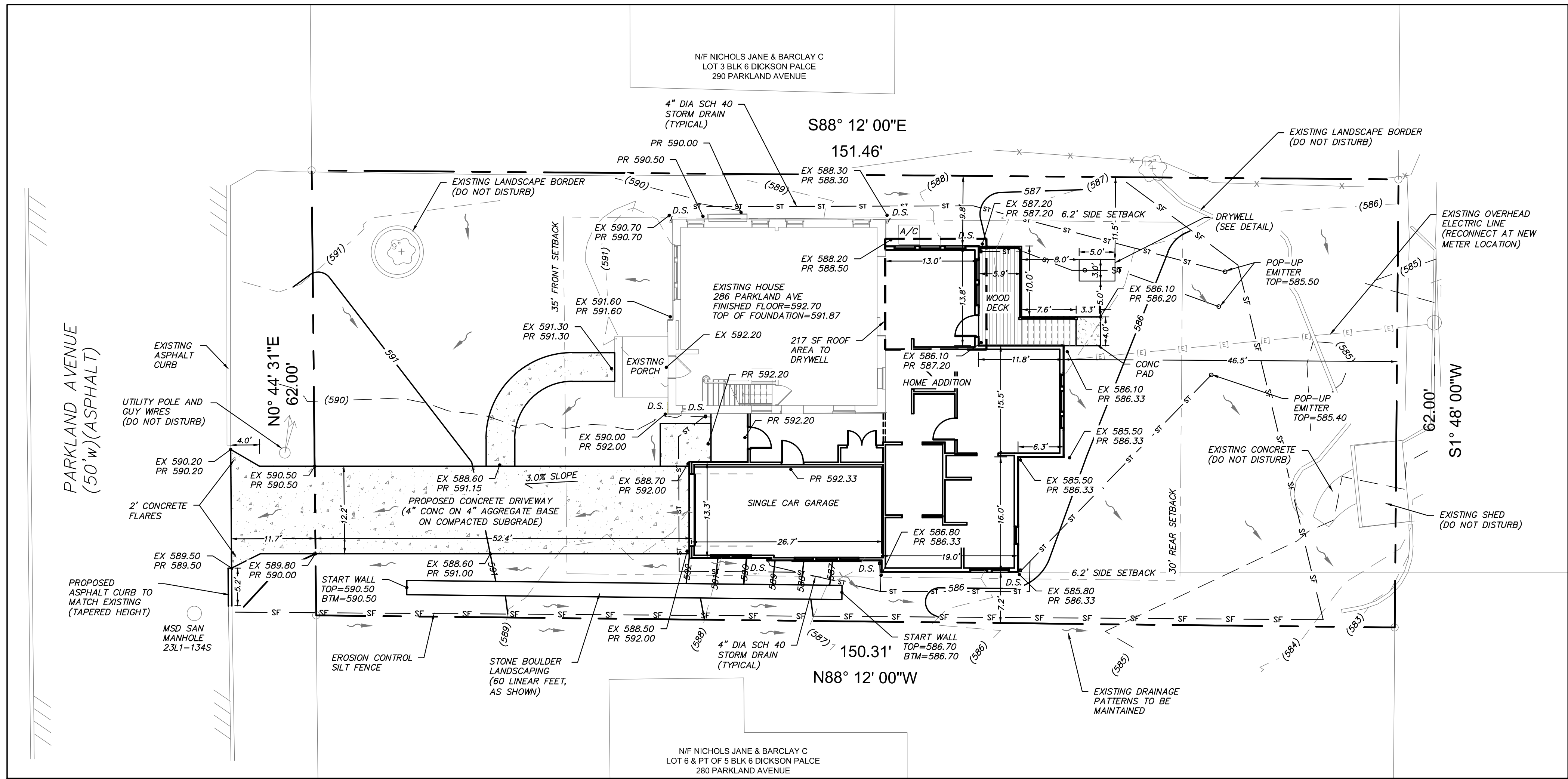
THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN, LLC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF LAURA DETMER HAS PREPARED THESE PLANS FROM RECORD SOURCES AND ACTUAL FIELD SURVEY IN THE MONTH OF APRIL 2025.

William D. Waggoner 1/20/2026

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

C0.0

SHEET 1 OF 4



LOT AREA
9,386 SF (0.22 AC)

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	996 SF
GARAGE ADDITION	355 SF
EXISTING CONCRETE TO REMAIN	99 SF
NEW CONCRETE PAVEMENT	764 SF
TOTAL =	3,114 SF

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	6,272 SF

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

RUNOFF CALCULATIONS

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	996	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	764	0.02	0.06
LAWN/LANDSCAPING	1.70	6272	0.14	0.24
TOTALS=		9386	0.22	0.53

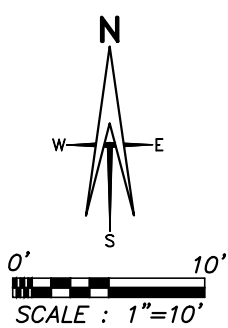
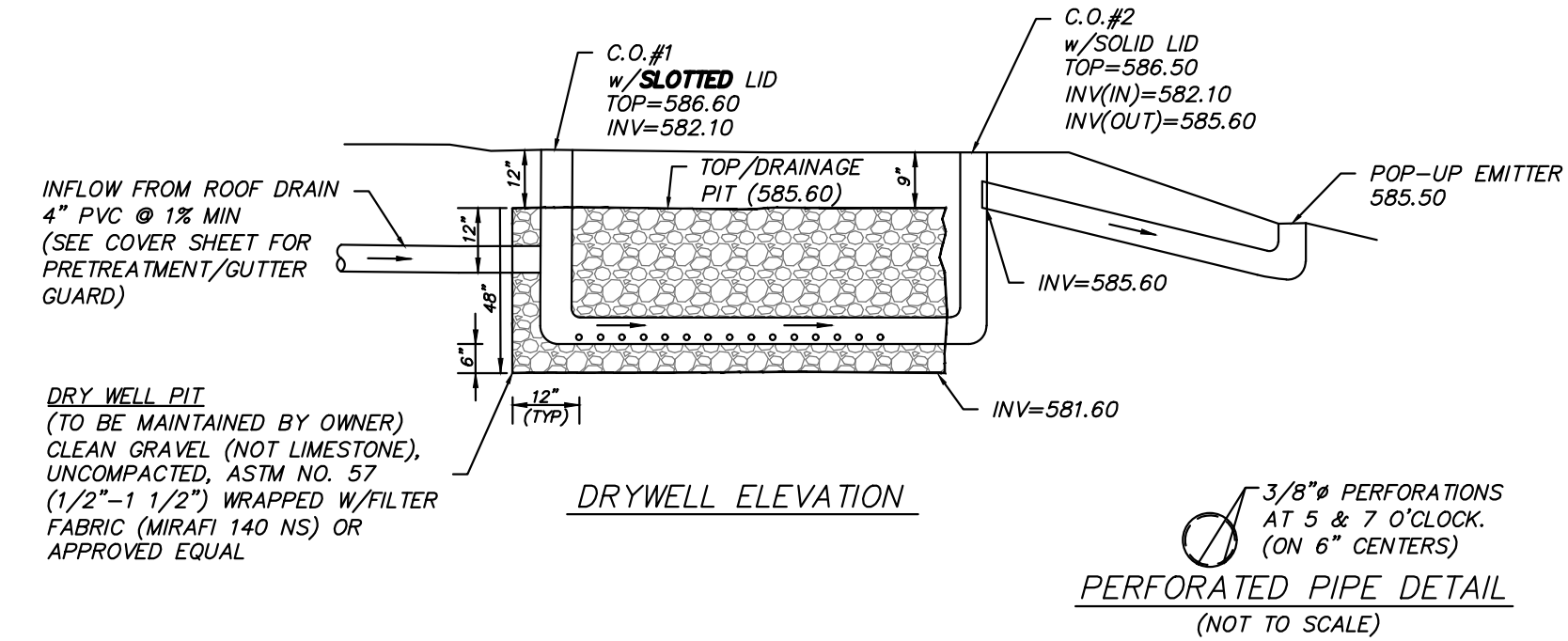
DIFFERENTIAL RUNOFF= 0.02 CFS

BMP SIZING CALCULATIONS

REQUIRED MITIGATION VOLUME
 $VOL = 0.02CFS * 20MIN * 60SEC / MIN = 24 CF$
CONTRIBUTING FLOW RATE (ROOF AREAS):
 $Q = 4.20(218) / 43,560 = 0.02CFS$

CONTRIBUTING VOLUME (ROOF AREA):
 $V = 0.02CFS * 20MIN * 60SEC / MIN = 24 CF$

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 = $60 * 0.40 = 24 CF$
 $24 CF = 24 CF$, THEREFORE REQUIREMENT MET



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.



PROPOSED SITE/STORMWATER PLAN
286 PARKLAND AVENUE
GLENDALE, MO 63122

LAURA DETMER



1/20/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY

P.O. BOX 308
MARYVILLE, IL 62062
P: (314) 750-1987
E: WILSON@WILSONCIVILDISEGN.COM

NO.	DATE	REVISION	CITY COMMENT RESPONSE
1	1/20/26		
PROJECT NO.			
DRAWN		WDW	SCALE
CHECKED		WDW	DATE 12/1/2025

C2.0

SHEET 3 OF 4