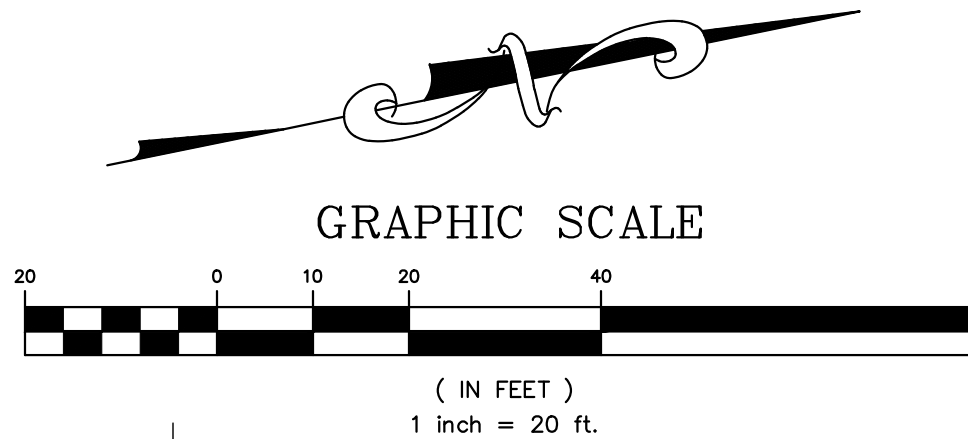
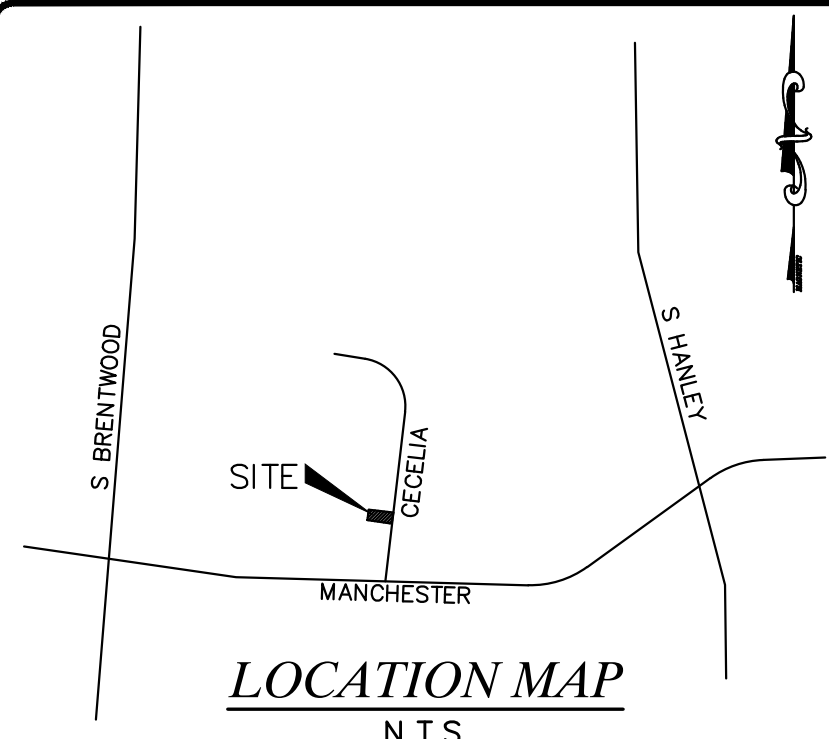


**A TRACT OF LAND BEING PART OF
BLOCK 3 OF BOMPART TERRACE (P.B. 13 PG. 23)
AS DESCRIBED IN DEED BOOK 23595 PAGE 358
OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE
LOCATED IN U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI**

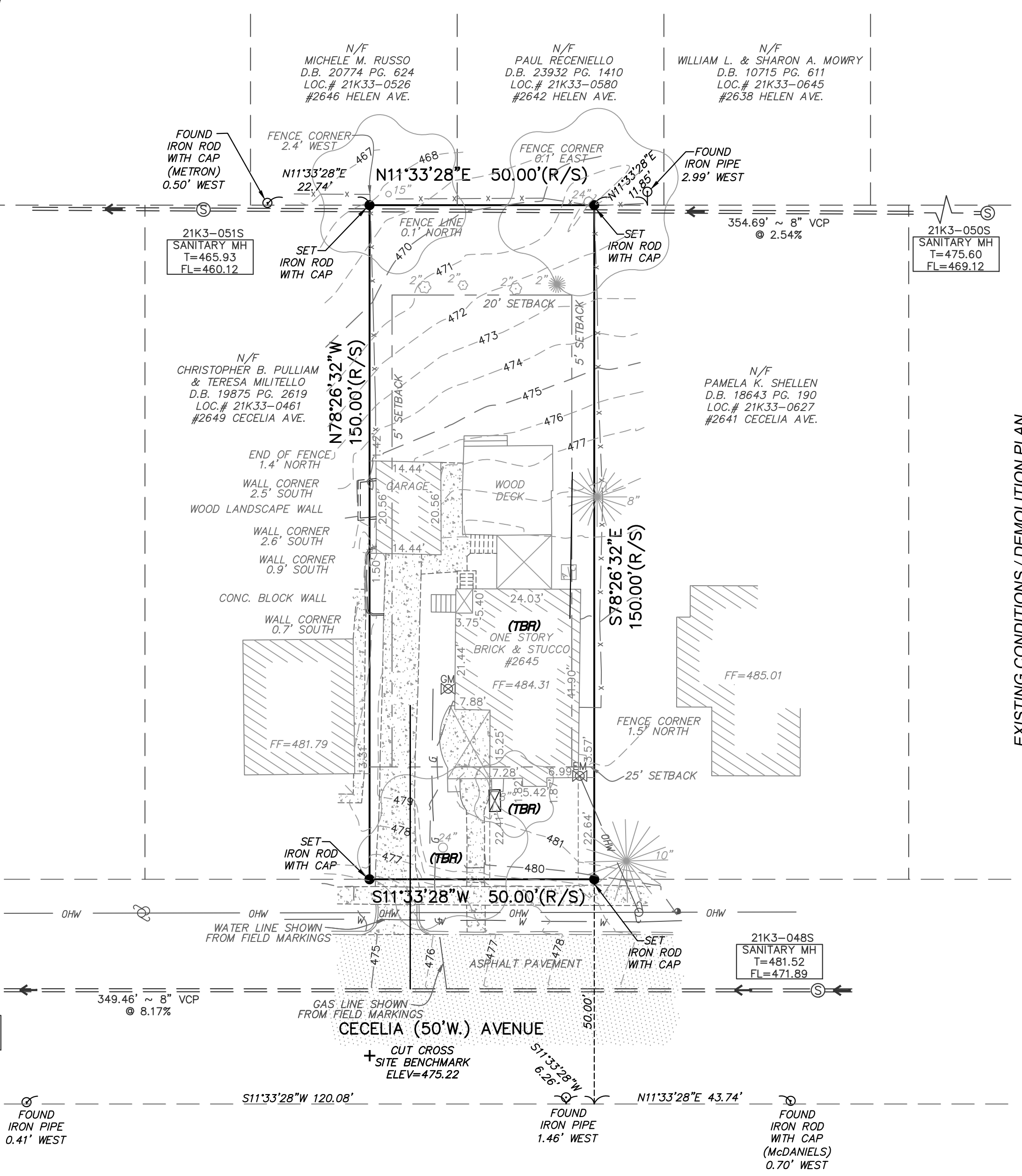
SITE INFO:
N/F JOHN W. CARLSON JR. TRUST
D.B. 23595 PG. 358
LOC# 21K33-0544
PART OF BLOCK 3 OF
BOMPART TERRACE
(P.B. 13 PG. 23)
2645 CECELIA AVENUE
7,500 SQ. FT.
ZONING INFO:
SINGLE FAMILY RESIDENTIAL "B"
FRONT YARD SETBACK=25'
SIDE YARD SETBACK=5'
REAR YARD SETBACK=20' OR 20% WHICHEVER IS LESS
HEIGHT RESTRICTIONS=35' OR 2 1/2 STORIES



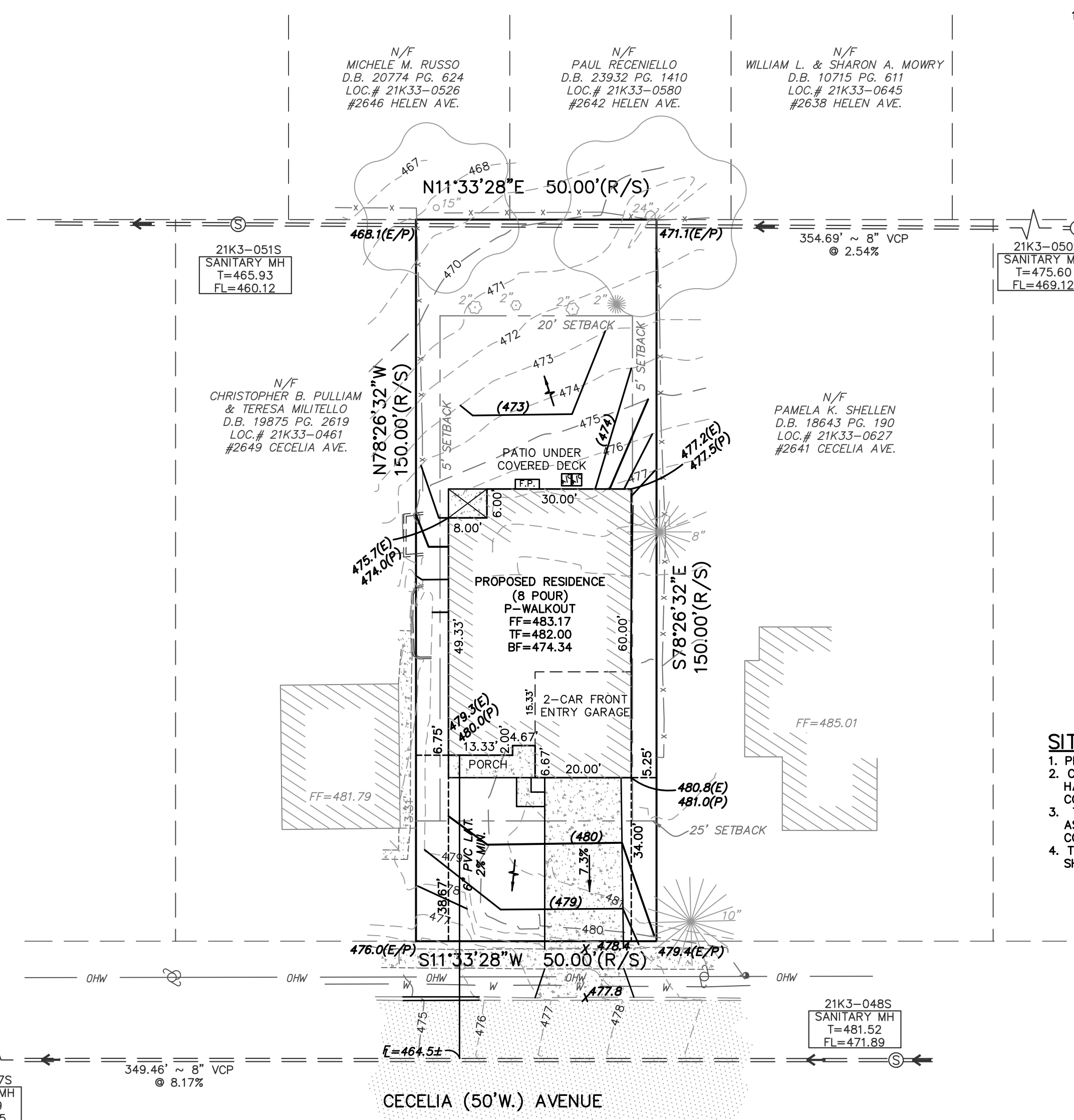
- ABBREVIATIONS:**
- CONC. - CONCRETE
 - N/F - NOW OR FORMERLY
 - P.B. - PLAT BOOK
 - D.B. - DEED BOOK
 - PG. - PAGE
 - SQ. FT. - SQUARE FEET
 - (R) - RECORD
 - (S) - SURVEY
 - FF - FINISH FLOOR
 - TF - TOP FOUNDATION
 - BF - BASEMENT FLOOR
 - U/P - USE IN PLACE
 - TBR - TO BE REMOVED

- LEGEND:**
- TREE LINE
 - - - FENCE LINE
 - - - UNDERGROUND CATV LINE
 - - - UNDERGROUND ELECTRIC LINE
 - - - UNDERGROUND WATER LINE
 - - - UNDERGROUND TELEPHONE LINE
 - - - UNDERGROUND GAS LINE
 - - - OVERHEAD ELECTRIC
 - - - OVERHEAD WIRE
 - - - UNDERGROUND SEWER LINE
 - - - BUILDING

- LIGHT STANDARD
- YARD LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL
- WATER SPIGOT
- ELECTRIC METER
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- GAS DRIP
- ELECTRIC BOX
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- STREET/ROAD SIGN
- MISC. POLE/POST
- PARCEL TIE (SAME OWNER)
- FIRE HYDRANT
- UTILITY MANHOLE
- MAIL BOX
- A/C UNIT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CURB INLET / AREA INLET
- GRATE MANHOLE
- GRATE INLET
- BUSH/SHRUB
- TREE



EXISTING CONDITIONS / DEMOLITION PLAN
SITE PLAN



- SITE NOTES:**
- PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
 - CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
 - THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
 - THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 7,500 SQUARE FEET OR 0.172 ACRES, MORE OR LESS.
- BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: JOHN W. CARLSON JR. AND KATHLEEN L. GRAY (OR SUCCESSOR TRUSTEES) ARE DESCRIBED AS TRUSTEES UNDER THE TRUST AGREEMENT OF JOHN W. CARLSON JR. DATED JUNE 28, 2019 AS RECORDED IN DEED BOOK 23595, PAGE 358 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

SITE BENCHMARK:
ELEVATION 475.22
CUT CROSS ON THE EASTERN CONCRETE CURB OF CECELIA AVENUE AS SHOWN HEREON.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



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YOU DIG!
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BUILDING COVERAGE
HOUSE (INCLUDING GARAGE) = 2,139 S.F.
2,139 S.F. / 7,500 S.F. = 28.5% > 40% MAXIMUM

HYDRAULIC CALC'S
Total Site Area = 0.172 Acres
25 yr. - 20 min. Duration

EXISTING CONDITIONS:
100% Imp. 0.059 Ac. x 4.16 cfs/Ac = 0.245 cfs
5% Imp. 0.113 Ac. x 2.00 cfs/Ac = 0.226 cfs
Total = 0.471 cfs

PROPOSED CONDITIONS:
100% Imp. 0.066 Ac. x 4.16 cfs/Ac = 0.275 cfs
5% Imp. 0.106 Ac. x 2.00 cfs/Ac = 0.212 cfs
Total = 0.487 cfs

Diff. Runoff = 0.487 cfs - 0.471 cfs = 0.016 cfs
0.016 cfs INCREASE IN STORM WATER RUNOFF

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440
Notes:
1. Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "BRENTWOOD CODES".
6. Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.
THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. DATE
MO. REG. L.S. #2007017963

ISSUE	REMARKS/DATE
1	

PREPARED FOR:
McKelvey Homes
218 Chesterfield Towne Centre
Chesterfield, MO 63005

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: T.D.E.	DESIGNED: M.T.G.	CHECKED: J.A.H.
PROJECT: 2645 CECELIA AVENUE		
SHEET TITLE: SITE PLAN		
NO. 20	OF 05	SHEET 152
M.S.D. P# MSD	SHEET 1	
DIGITAL FILE LOCATION SERVER=STERLING-2 FILENAME		
OF 1		

BASE MAP GRID

Drawing name: v:\2005152_2645_Cecelia Drawings\Surveying\Plot Plan\20-05-152_Site Plan.dwg Plotted on: Jul 06, 2020 - 5:03pm Plotted by: mgjbin