

**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**

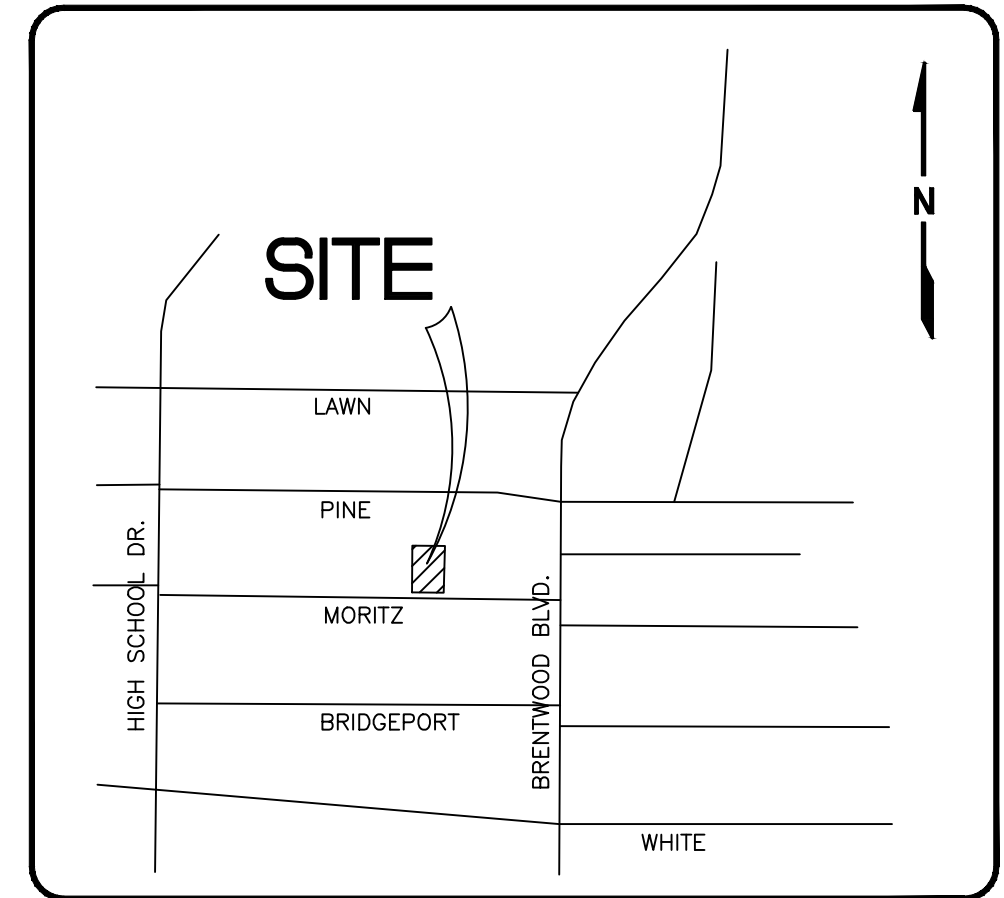
LOCATOR NO. : 20K211974  
 ADDRESS : 8829 MORITZ AVENUE BRENTWOOD, MO 63144  
 OWNER : HENKE PROPERTIES  
 AREA OF TRACT : 0.34 AC. ± (15,016 S.F.)  
 PRESENT ZONING : 'B' SINGLE FAMILY  
 PRESENT USAGE : SINGLE FAMILY RESIDENCE  
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE  
 SCHOOL DISTRICT : BRENTWOOD  
 FIRE DISTRICT : BRENTWOOD  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 29189C0326K  
 UTILITIES : MISSOURI-AMERICAN WATER CO. METRO. ST. LOUIS SEWER DIST. SPIRE GAS COMPANY AT&T TELEPHONE COMPANY AMEREN UE

**GENERAL NOTES**

- BOUNDARY & TOPOGRAPHIC INFORMATION BY TOPOS SURVEYING CORPORATION.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF BRENTWOOD, MSD, AND MOENR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF BRENTWOOD 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 BRENTWOOD 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.

# 8829 MORITZ AVENUE

A TRACT OF LAND BEING LOTS 8 AND 9 OF "MORITZ PLACE"  
 RECORDED IN PLAT BOOK 8, PAGE 84 OF THE ST. LOUIS COUNTY RECORDS  
 CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI



**LOCATION MAP**  
N.T.S.

**YARD SETBACK REQMNTS**

MINIMUM BUILDING SETBACKS:  
 FRONT = 25' PER ZONING (20' PLATTED)  
 SIDE = 5'  
 REAR = 20'

**BUILDING COVERAGE**

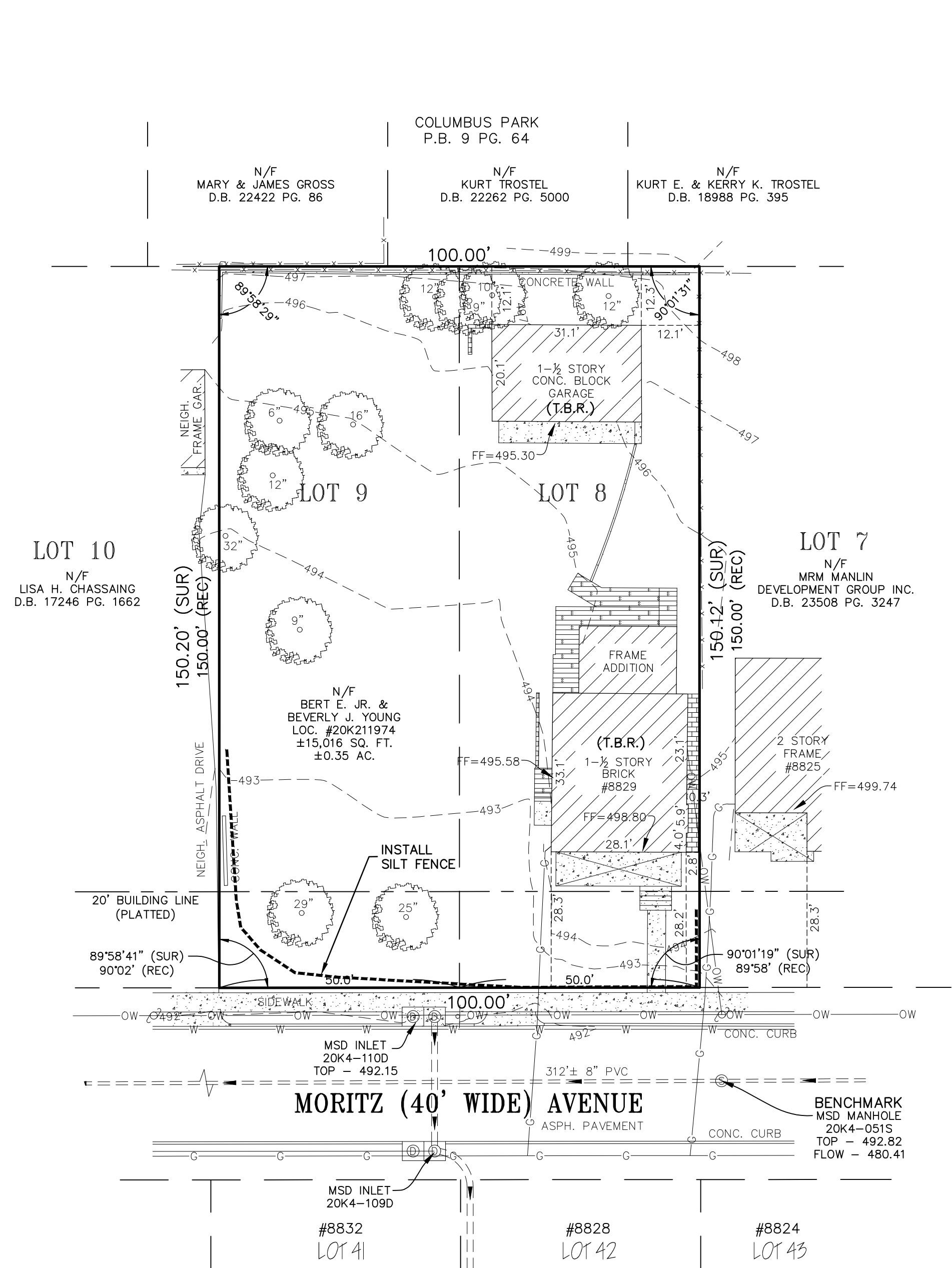
BUILDING AREA = 2,184 S.F.  
 AREA OF LOT 8 = 7,507 S.F.  
 2,184 / 7,507 = 29.1% (MAX. PER ZONING = 40%)

**DRIVEWAY COVERAGE**

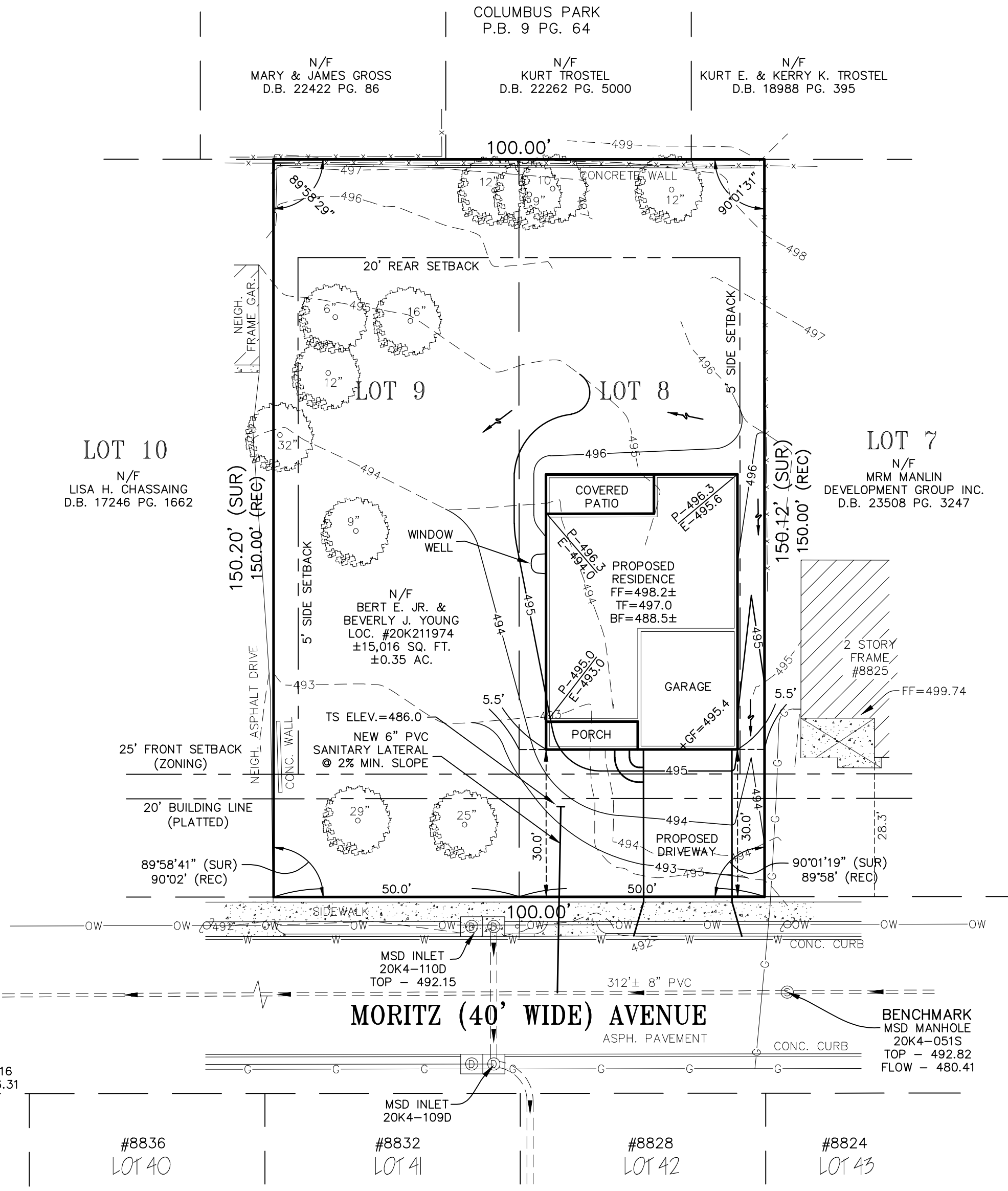
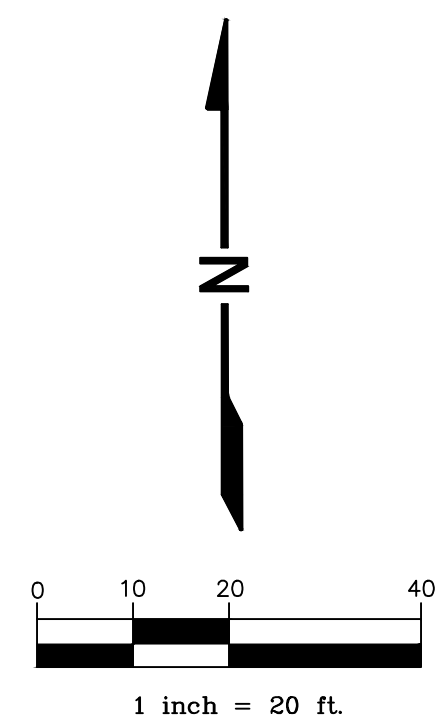
DRIVEWAY AREA = 18' x 30' = 540 S.F.  
 \* FRONT YARD AREA = 50' x 30' = 1,500 S.F.  
 540 / 1,500 = 36.0% (MAX. PER ZONING = 40%)  
 \* LOT 8 ONLY

**STORM WATER CALCULATIONS**

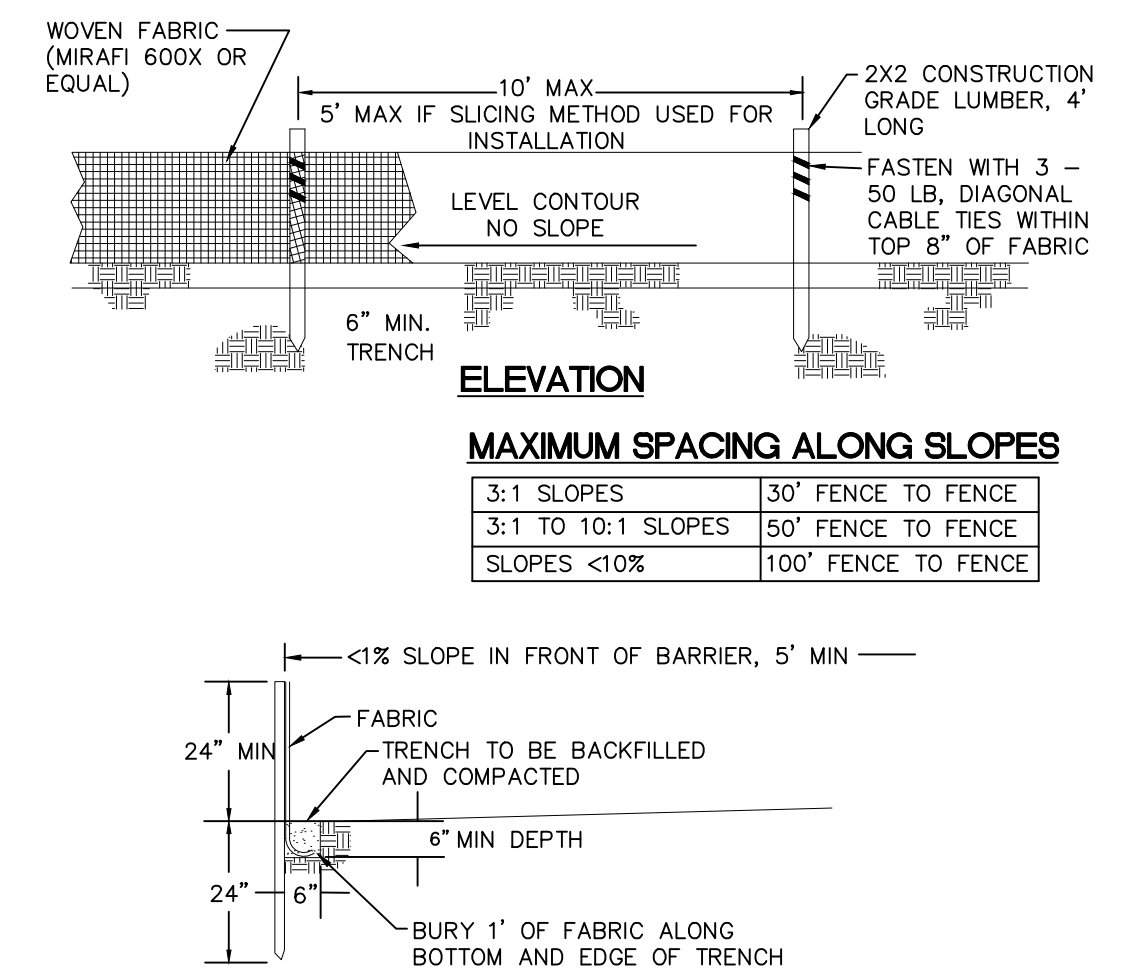
DESIGN STORM: 15-YEAR 20-MINUTE  
 EXISTING IMPERVIOUS COVERAGE = 2,660 S.F.  
 REMAINING OPEN AREA = 12,356 S.F.  
 EXISTING RUNOFF:  
 2,660 x 3.54 CFS/AC. + 12,356 x 1.70 CFS/AC. = 0.70 CFS  
 PROPOSED IMPERVIOUS COVERAGE = 2,748 S.F.  
 REMAINING OPEN AREA = 12,268 S.F.  
 PROPOSED RUNOFF:  
 2,748 x 3.54 CFS/AC. + 12,268 x 1.70 CFS/AC. = 0.70 CFS  
 DIFFERENTIAL RUNOFF: LESS THAN 0.01 CFS INCREASE



**EXISTING CONDITIONS / DEMO PLAN**



**PROPOSED CONDITIONS**

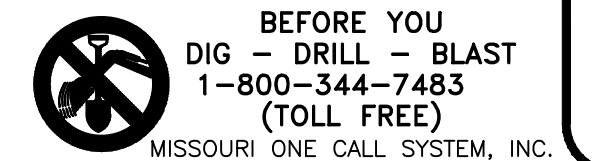


**SILT FENCE DETAIL**  
N.T.S.

- NOTES:**
- SEE PLAN FOR INITIAL INSTALLATION LOCATION.
  - INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
  - INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
  - SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
  - REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTEGRITY OF SILT FENCE THROUGHOUT CONSTRUCTION.
  - STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
  - EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
  - UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.

**NOTICE TO CONTRACTOR**

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.



**Henke Properties**  
 8829 Moritz Avenue  
 Brentwood, MO 63144

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

MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

**8829 MORITZ AVENUE**  
**SITE PLAN**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

MICHAEL CLAY VANCE, P.E.  
 E-25616  
 REVISED

**20099**  
 06/12/20  
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