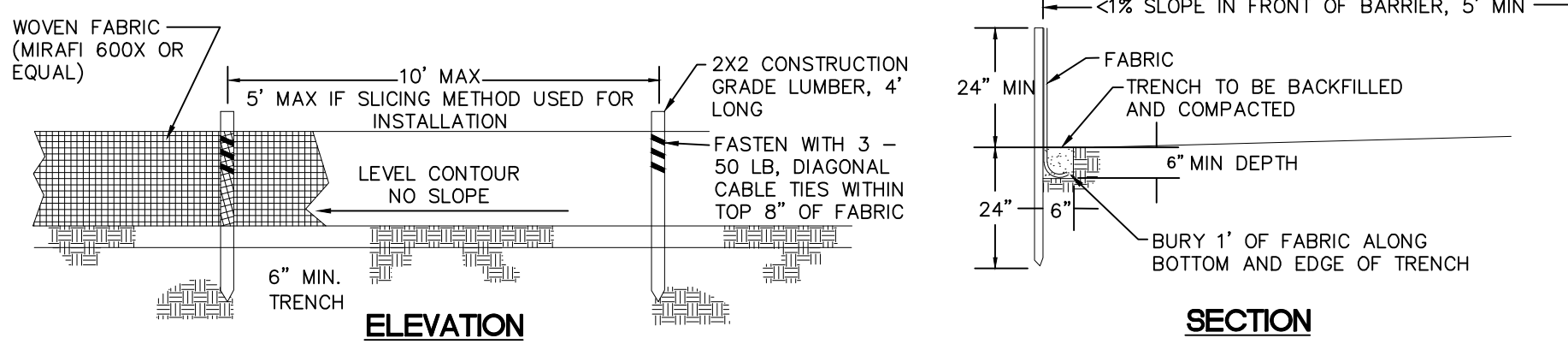


# 9140 PINE AVENUE

A TRACT OF LAND BEING LOT 9 IN BLOCK 11 OF "PARKRIDGE"  
RECORDED IN PLAT BOOK 28, PAGE 11 OF THE ST. LOUIS COUNTY RECORDS  
CITY OF BRENTWOOD, ST. LOUIS COUNTY, MISSOURI



**ELEVATION**

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

**SECTION**

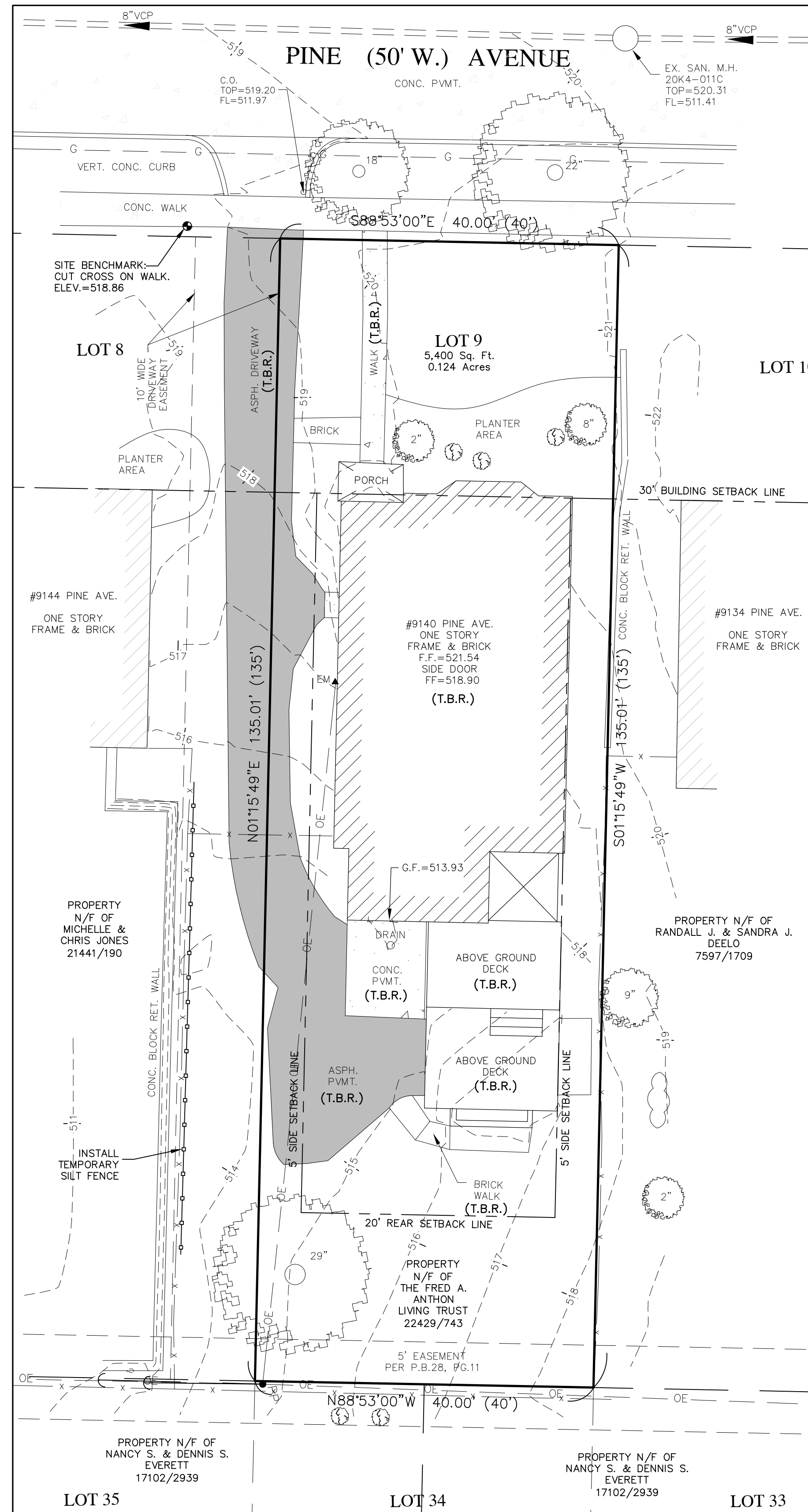
N.T.S.

**SILT FENCE DETAIL**

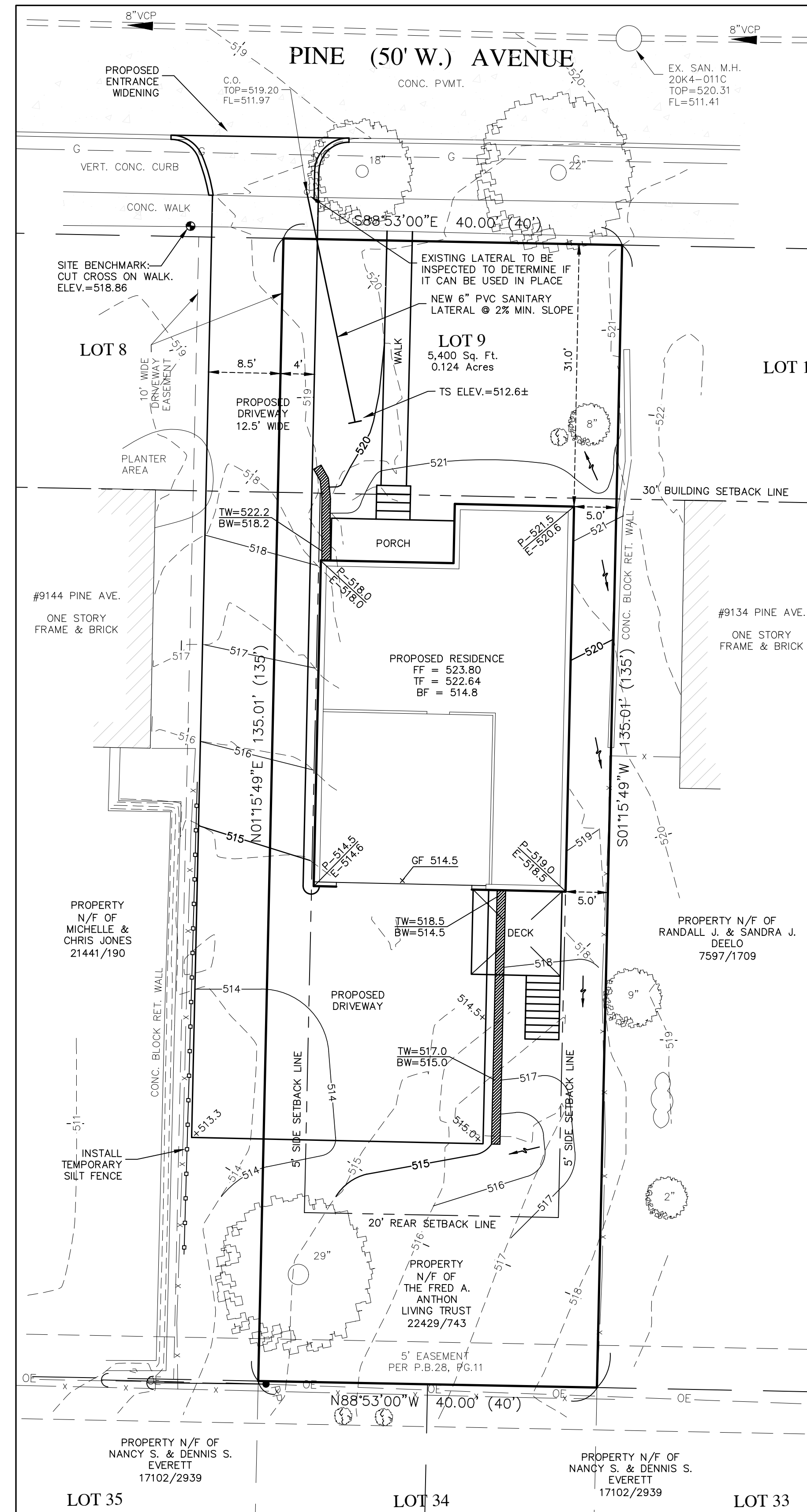
N.T.S.

MAXIMUM SPACING ALONG SLOPES	
3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE

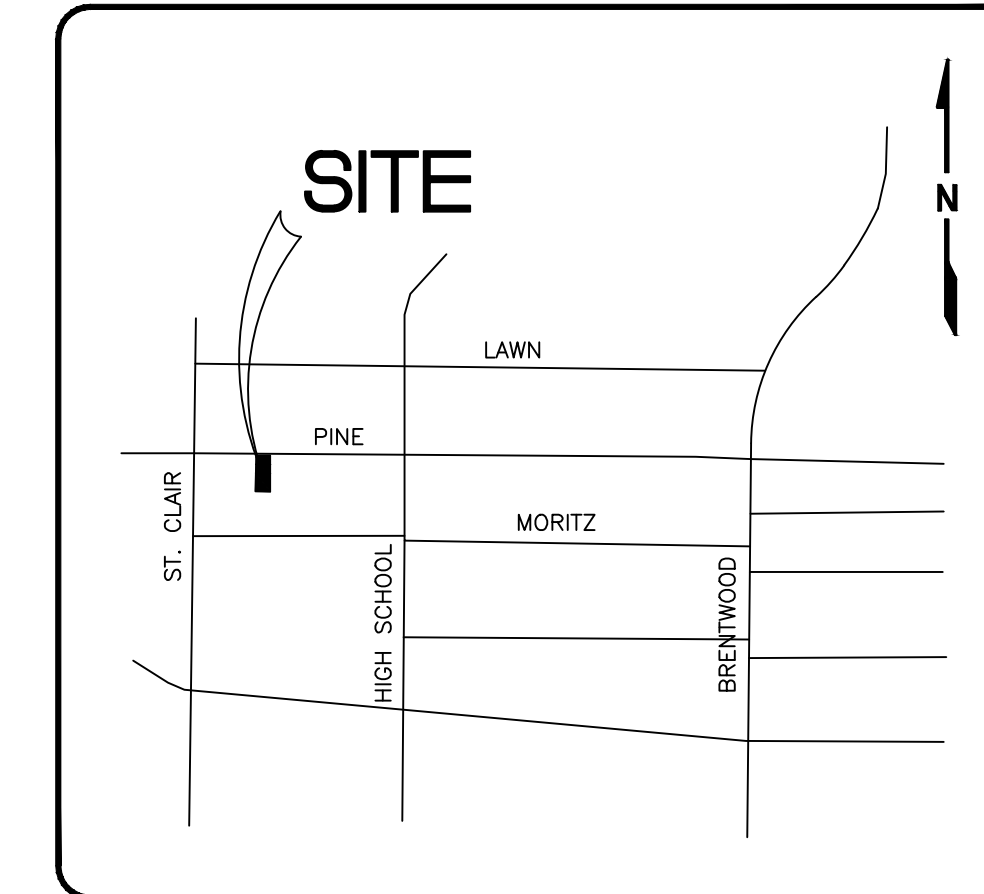
- NOTES:**
- SEE PLAN FOR INITIAL INSTALLATION LOCATION.
  - INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
  - INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
  - SILT IS TO 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.



EXISTING CONDITIONS / DEMO PLAN



PROPOSED CONDITIONS



LOCATION MAP  
N.T.S.

## PROJECT DATA

LOCATOR NO. : 20K120647  
ADDRESS : 9140 PINE AVENUE  
BRENTWOOD, MO 63144  
OWNER : FRED L. ANTHON LIVING TRUST  
AREA OF TRACT : 0.12 Ac.± (5,400 S.F.±)  
PRESENT ZONING : 'B' SINGLE FAMILY  
PRESENT USAGE : SINGLE FAMILY RESIDENTIAL  
PROPOSED USAGE : SINGLE FAMILY RESIDENTIAL  
SCHOOL DISTRICT : BRENTWOOD  
FIRE DISTRICT : BRENTWOOD  
WATERSHED(S) : RIVER DES PERES  
FIRM PANEL : 291800326K  
UTILITIES : MISSOURI-AMERICAN WATER CO.  
METRO. ST. LOUIS SEWER DIST.  
SPIRE GAS COMPANY  
AT&T TELEPHONE COMPANY  
AMEREN UE

## YARD SETBACK REQMTS

MINIMUM BUILDING SETBACKS:  
FRONT = 30' (PLATTED)  
SIDE = 5'  
REAR = 20'

## BUILDING COVERAGE

BUILDING AREA = 1,316 S.F.  
1,316 / 5,400 = 24.4% (MAX. PER ZONING = 40%)

## GENERAL NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION BY SABUR SURVEYING INC.
- 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" 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.

## 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.

## 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	---O---
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

## STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE  
EXISTING IMPERVIOUS COVERAGE = 2,285 S.F.  
REMAINING OPEN AREA = 3,115 S.F.  
EXISTING RUNOFF:  
2,285 x 3.54 CFS/AC. + 3,115 x 1.70 CFS/AC. = 0.31 CFS  
PROPOSED IMPERVIOUS COVERAGE = 2,501 S.F.  
REMAINING OPEN AREA = 2,899 S.F.  
PROPOSED RUNOFF:  
2,501 x 3.54 CFS/AC. + 2,899 x 1.70 CFS/AC. = 0.32 CFS  
DIFFERENTIAL RUNOFF: 0.01 CFS (INCREASE)

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**Fred Anthon**  
9140 Pine Avenue  
Brentwood, MO 63144

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

9140 PINE AVENUE  
SITE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

19096  
05/21/20  
1/1  
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