

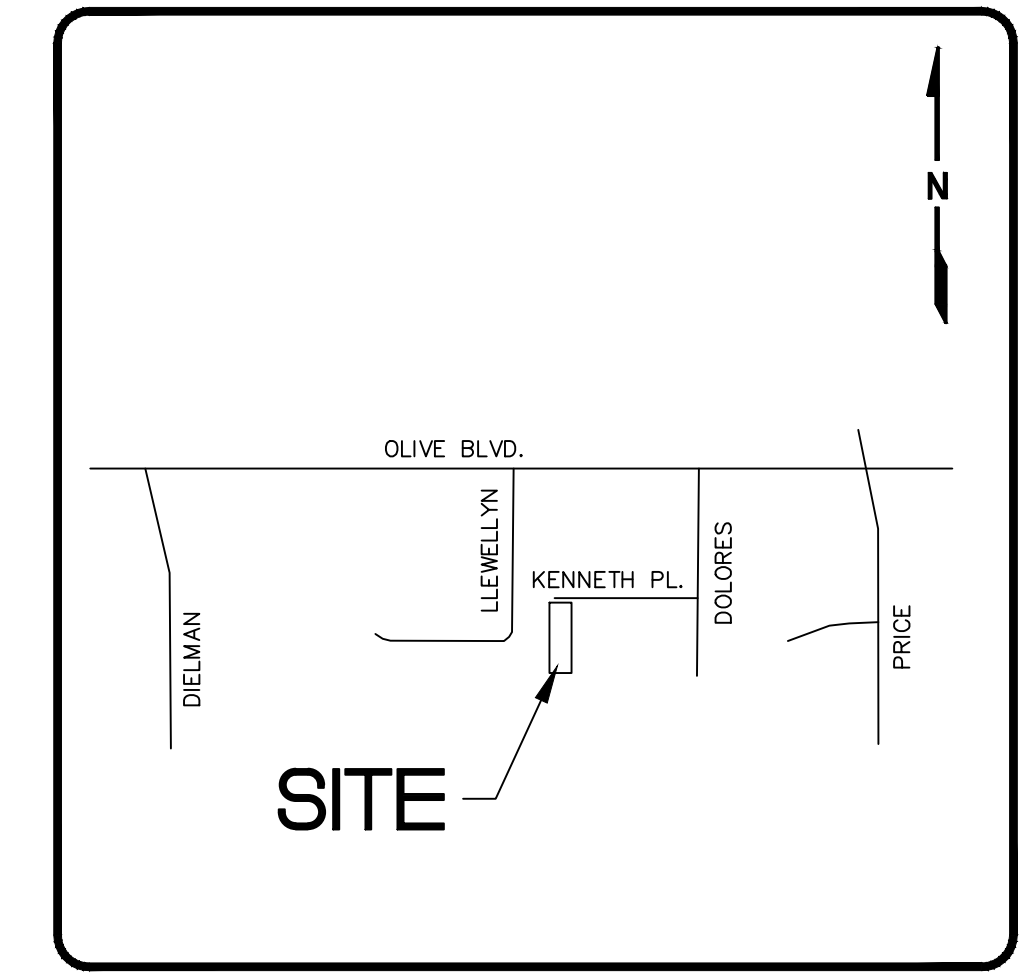
**LEGEND**

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	---OE---
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 ELEV.  
 TF = TOP OF FOUNDATION  
 BF = BASEMENT FLOOR ELEV.  
 CO = CLEAN OUT  
 DS = DOWNSPOUT

# 9328 KENNETH PLACE

A TRACT OF LAND BEING PART OF LOT 6 OF "GEORGE W. BEIRNE'S ESTATE SUBDIVISION",  
 RECORDED IN P.B. 8, PAGE 151 OF THE ST. LOUIS COUNTY RECORDS,  
 CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI



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

**PROJECT DATA**

LOCATOR NO. : 17L520721  
 ADDRESS : 9328 KENNETH PLACE  
 OLIVETTE, MO 63132  
 OWNER : KENNERLY CUSTOM HOMES  
 ACREAGE OF TRACT : 0.50 Ac.± (21,574 S.F.±)  
 PRESENT ZONING : "SR" SINGLE FAMILY RESIDENTIAL  
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE  
 SCHOOL DISTRICT : LADUE  
 FIRE DISTRICT : OLIVETTE  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 29189C0211K  
 UTILITIES : MISSOURI-AMERICAN WATER CO.  
 : METRO ST. LOUIS SEWER DIST.  
 : SPIRE GAS COMPANY  
 : AT&T TELEPHONE COMPANY  
 : AMEREN UE

**YARD SETBACK REQUIREMENTS**

MINIMUM PER ZONING: FRONT = 25'  
 SIDE = 9.66' (12% OF LOT WIDTH)  
 REAR = 53.6' (20% OF LOT DEPTH)

**STREAM BUFFER AND SETBACK REQMENTS**

AN UNDISTURBED NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED FOR FIFTY (50) FEET, MEASURED HORIZONTALLY, ON BOTH SIDES OF THE STREAM AS MEASURED FROM THE TOP OF STREAM BANK.

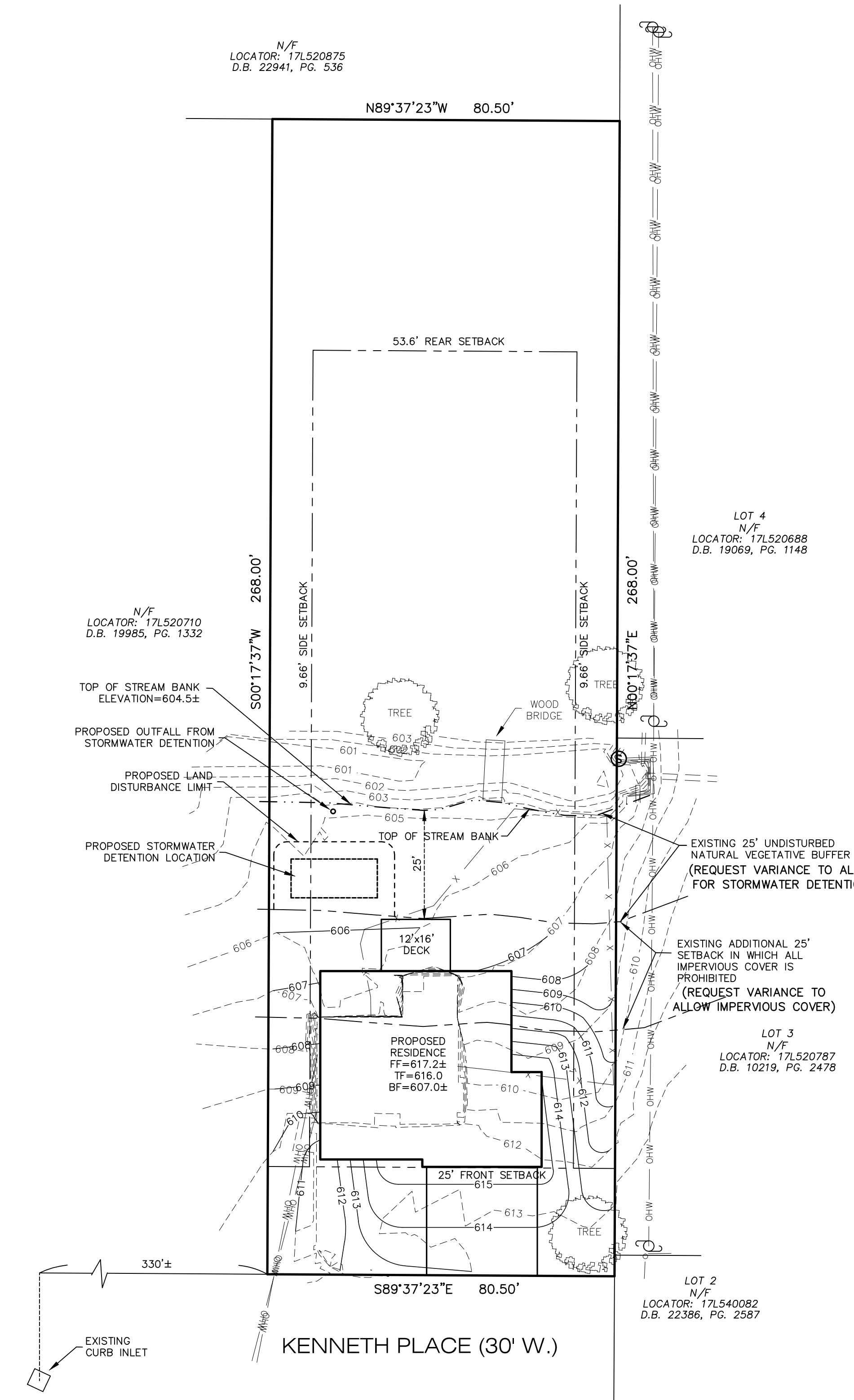
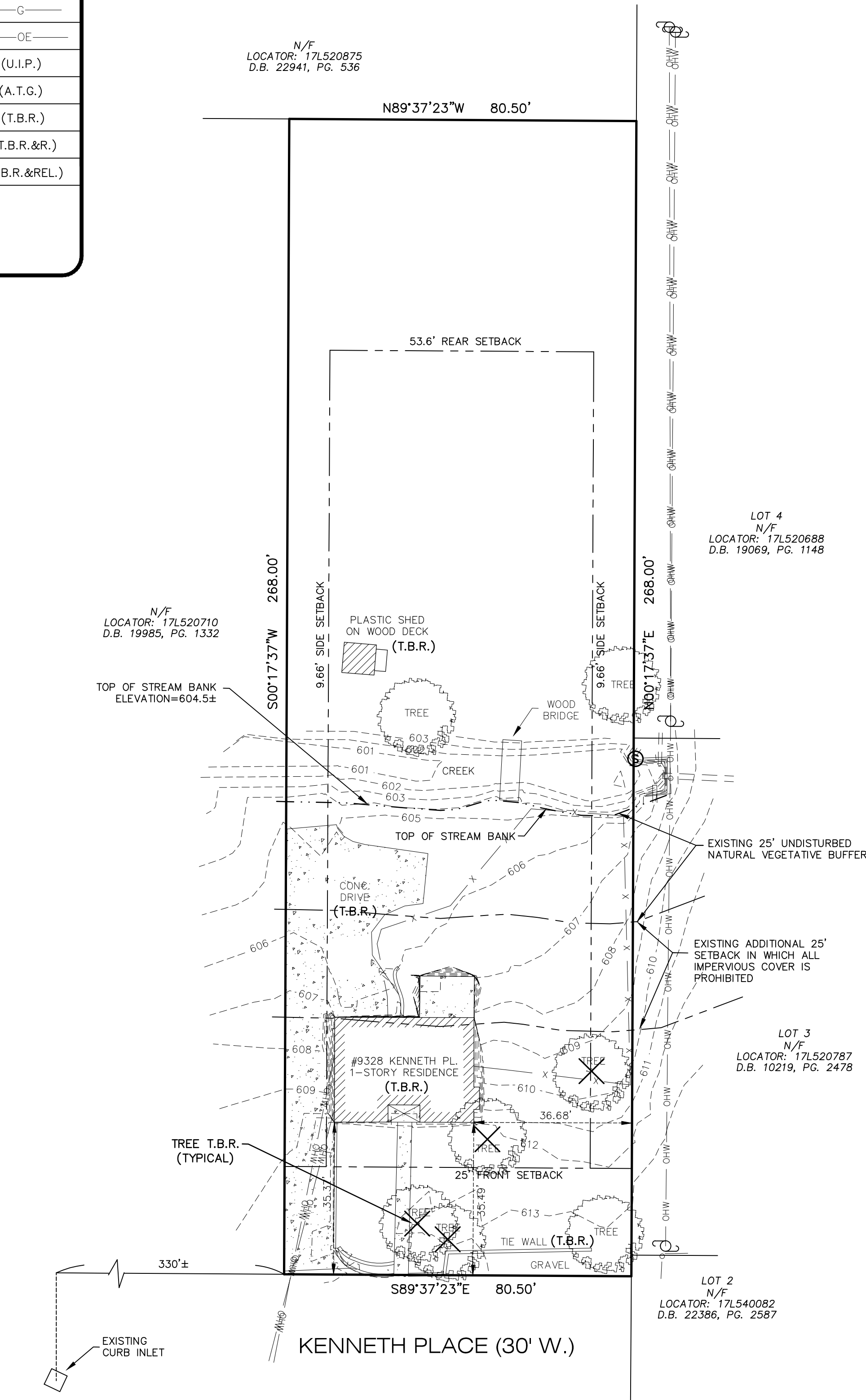
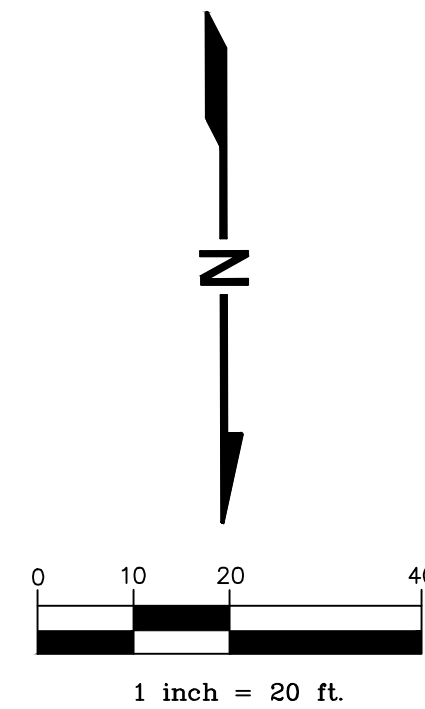
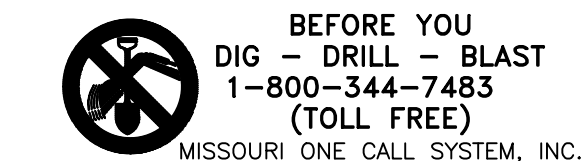
AN ADDITIONAL SETBACK SHALL BE MAINTAINED FOR TWENTY-FIVE (25) FEET, MEASURED HORIZONTALLY, BEYOND THE UNDISTURBED NATURAL VEGETATIVE BUFFER, IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. GRADING, FILLING AND EARTHMOVING SHALL BE MINIMIZED WITHIN THE SETBACK.

**GENERAL NOTES**

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

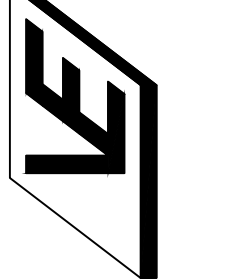
**NOTICE TO CONTRACTOR**

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.



**Kennerly Custom Homes**  
 222 S. Central Ave.  
 Suite 402  
 Clayton, MO 63105

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



9328 KENNETH PLACE

SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE, P.E.  
 E-25616

REVISED

05/21/20 CITY  
 06/04/20 25' VEG. BUF.

20052

04/01/20

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