

GRAPHIC SCALE  
1"=20'

Coverage Calculations				
Existing				
Building	1,512		9.3%	
Pavement	920		5.7%	
Green Space	13,776		85.0%	
Total	16,208			
Existing Impervious Coverage			15.0%	
Proposed				
Building	2,685		16.6%	
Pavement	1,321		8.2%	
Green Space	12,202		75.3%	
Total	16,208			
Proposed Impervious Coverage			24.7%	

Differential Runoff Calculations					
Existing					
Building	1,512	0.035	3.54	0.12	cfs
Pavement	920	0.021	3.54	0.07	cfs
Green Space	13,776	0.316	1.70	0.54	cfs
Total	16,208	0.372		0.74	cfs
Proposed					
Building	2,685	0.062	3.54	0.22	cfs
Pavement	1,321	0.030	3.54	0.11	cfs
Green Space	12,202	0.280	1.70	0.48	cfs
Total	16,208	0.372		0.80	cfs
Differential Runoff =				0.07	cfs

#### PROJECT BENCHMARK:

This project was performed with the use of Global Positioning System (GPS) equipment and the use of a Continuous Operating Reference Station (CORS) as part of the Missouri Department of Transportation (MoDOT) Virtual Reference System (VRS) Network. Data was obtained with the use of a Trimble R10 GPS Receiver and a TSC7 Data Collector.

Horizontal Datum is Grid North, Missouri State Plane Coordinate System NAD'83 (2401), East Zone  
Vertical Datum is NAVD'88. Horizontal and Vertical data observation tolerance is 0.10 feet, horizontal and vertical Control point (CORS).

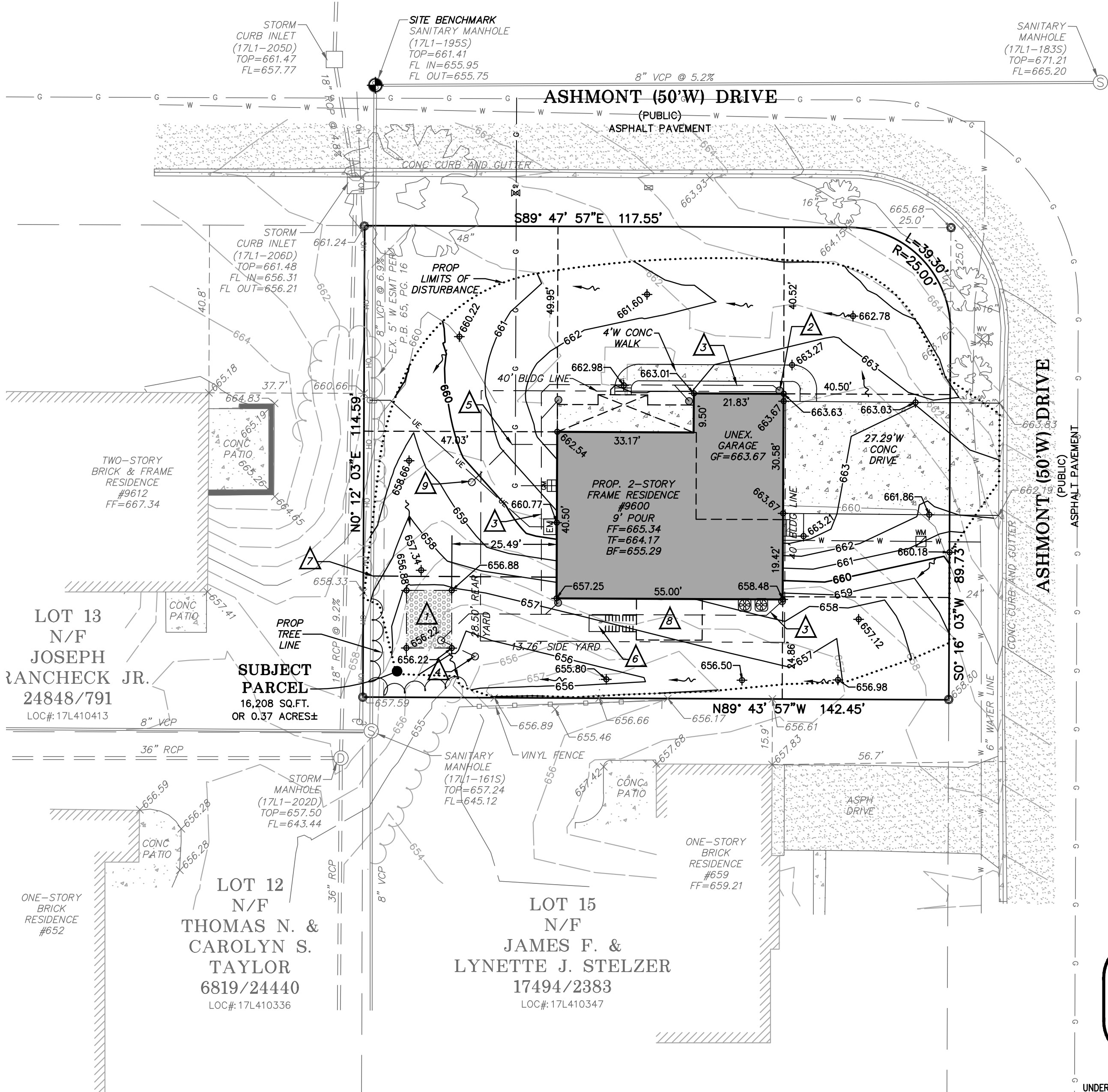
#### SITE BENCHMARK:

Description: Center of Sanitary Manhole Access Lid (17L1-1955)

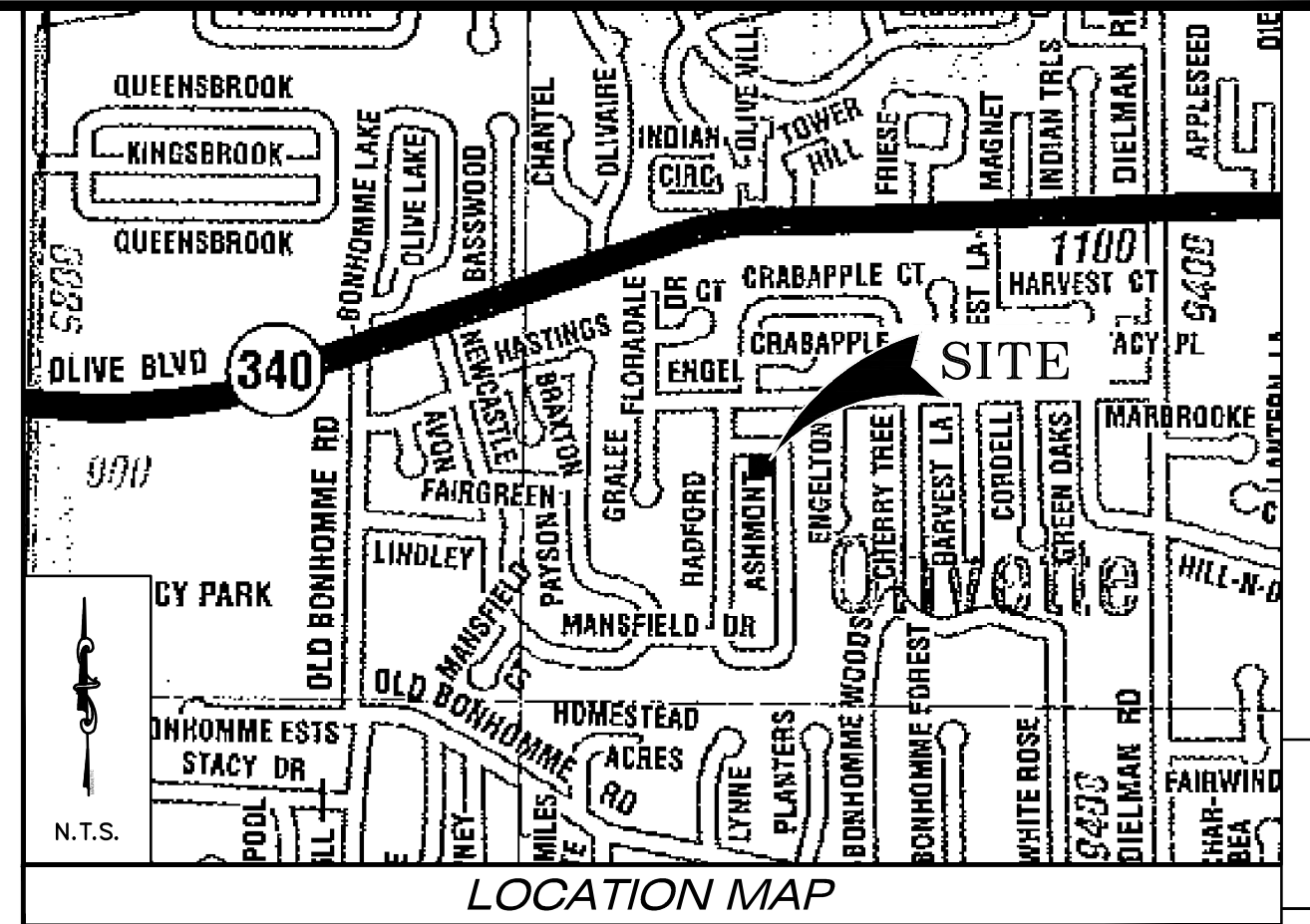
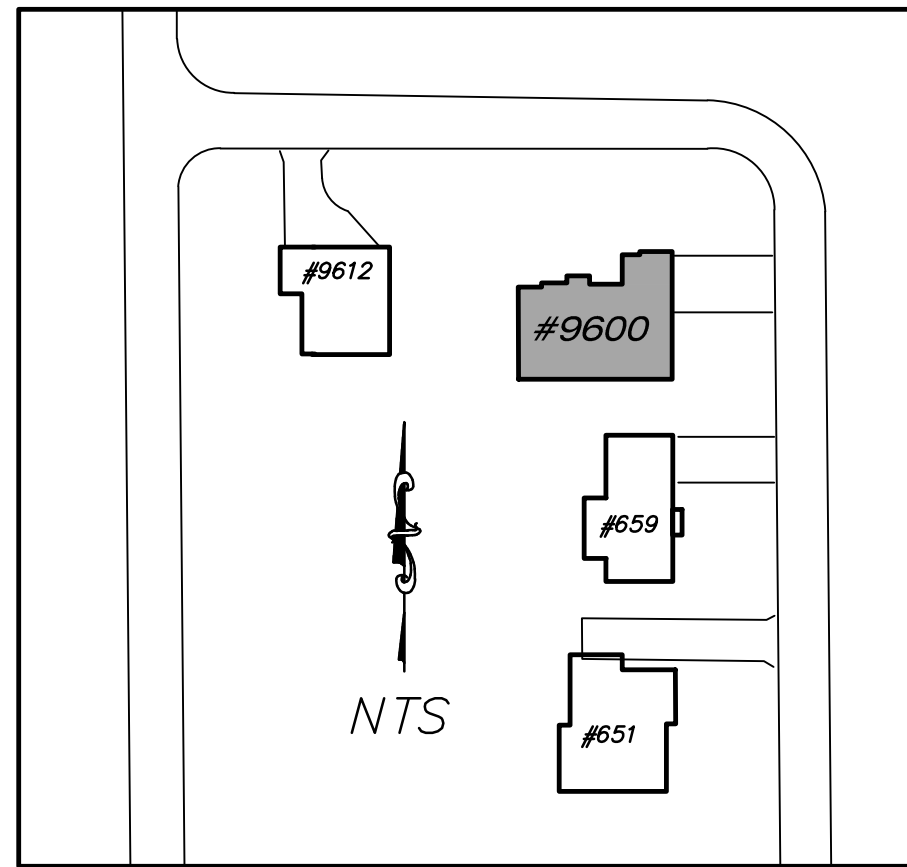
Collected Elev. = 661.41 Feet

Location: Center of Sanitary Manhole Cover located approximately 35 feet northeast of the northwest corner of subject property.

## A SITE PLAN FOR 9600 ASHMONT DRIVE A TRACT OF LAND BEING LOT 14 OF OAK ESTATES ADDITION, P.B. 65, PGS. 16-17 SEC. 6, TOWNSHIP 45 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI



- #### SHEET INDEX
1. SITE DEVELOPMENT PLAN
  2. EXISTING CONDITIONS & DEMOLITION PLAN
  3. DRAINAGE AREA MAP/BMP PLAN
  4. STREETScape



#### DEVELOPMENT NOTES:

1. Site Address: 9600 Ashmont Drive, Olivette, MO 63132, Loc: #17L410424
2. Owner Information: Weber Enterprises, Inc., 400 North Park Ave, Unit 108, Breckenridge CO 80424
3. Area of Tract: 16,208 Square Feet or 0.37 Acres, more or less.
4. Present Zoning: "SR" Single Family Residential District (Olivette)

"SR" Single Family Residential District Dimensional Requirements

Front Yard Setback:	40 Feet
Side Yard Setback:	13.78 Feet (12% of lot width)
Rear Yard Setback:	28.50 Feet (20% of lot depth)
Minimum Site Area:	15,000 Square Feet
Minimum Lot Width:	100 Feet
Minimum Lot Depth:	150 Feet
Maximum Lot Coverage:	25% or 2,500 Sq.Ft. whichever is greater
Floor Area Ratio:	30% or 3,500 Sq.Ft. whichever is greater

5. Utility Provider Districts:

Water:	Missouri American Water	Situs Served:
Sewer:	MSD	Yes
Telephone:	AT&T Distribution	Yes
Gas:	Spire Missouri East	Yes
Electric:	Ameren Missouri Electric	Yes
Fire District:	Olivette	
School District:	Ladue	

6. According to the FIRM Flood Insurance Rate Map 29189C0192 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.

7. Existing water tap information: Water tap information per Missouri American Water Co records.

Tap No.: 122083  
Tap Size: 5/8  
Tap Date: 06/16/1955

8. This is not a boundary survey, boundary information shown hereon is per a survey performed by THD Design Group on October 10, 2021.

9. The existing utilities shown hereon are per observed evidence and available utility maps. All utilities shall be field verified prior to any excavation or construction.

#### KEYED NOTES

- 1 UNIT FLO-WELL STORAGE SYSTEM. ROCK AREA= 16' L X 11' W X 4.42' D, TOP=656.88 (MIN. 10' OFF SEWER LATERAL, FOUNDATION WALL AND R)
- DOWNSPOUT (TYP). FILTER AND CLEANOUT MECHANISMS TO BE INSTALLED AT ALL DOWNSPOUTS DISCHARGING INTO THE FLO-WELL SYSTEM
- 4" PVC ROOF DRAIN PIPING TO BE A MIN. 1% PIPE SLOPE.
- POP-UP EMITTER, TOP=655.45 (MIN. 10' OFF R)
- 4" PVC SLUMP PUMP DRAIN PIPING TO BE A MIN. 1% PIPE SLOPE.
- 4'X4' CONCRETE LANDING
- 6" PVC LATERAL, MIN. 2% PIPE SLOPE TO WYE CONNECTION, FL=648.28
- 10' W X 16' L WOOD DECK WITH STAIRS
- SUMP PUMP TO DISCHARGE TO POP-UP EMITTER, TOP=659.70



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

#### SYMBOL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
X FOUND CROSS	FOUND CROSS	TV CABLE TV BOX	TV LIGHT STANDARD
o FOUND IRON PIPE	FOUND IRON PIPE	o CLEAN OUT	o CLEAN OUT
o SET IRON ROD	o SET IRON ROD	o SANITARY MANHOLE	o SANITARY MANHOLE
o BENCHMARK	o BENCHMARK	o SAMPLING TEE	o SAMPLING TEE
X/500 SPOT GRADE	500 SPOT GRADE	o SEPTIC TANK ACCESS	o SEPTIC TANK ACCESS
o TRAFFIC SIGNAL BOX	o TRAFFIC SIGNAL BOX	o STORM SEWER MANHOLE	o STORM SEWER MANHOLE
o PHONE BOX	o PHONE BOX	o GRATE INLET	o GRATE INLET
o UTILITY MANHOLE	o UTILITY MANHOLE	o AREA INLET	o AREA INLET
o BOLLARD	o BOLLARD	o DOWNSPOUT	o DOWNSPOUT
o MAILBOX	o MAILBOX	o DRAINAGE SWALE	o DRAINAGE SWALE
o SIGN	o SIGN	o SURFACE CONTOUR	o SURFACE CONTOUR
o POST	o POST	o TREE LINE	o TREE LINE
o SHRUB	o SHRUB	o SAN. SEWER	o SAN. SEWER
o DECIDUOUS TREE	o DECIDUOUS TREE	o STORM SEWER	o STORM SEWER
o EVERGREEN TREE	o EVERGREEN TREE	o OVERHEAD ELECTRIC LINE	o OVERHEAD ELECTRIC LINE
o ELECTRIC BOX	o ELECTRIC BOX	o UNDERGROUND ELECTRIC	o UNDERGROUND ELECTRIC
o ELECTRIC METER	o ELECTRIC METER	o GAS LINE	o GAS LINE
o GUY WIRE	o GUY WIRE	o WATER LINE	o WATER LINE
o GAS METER	o GAS METER	o TELEPHONE LINE	o TELEPHONE LINE
o GAS VALVE	o GAS VALVE	o FIBER OPTIC LINE	o FIBER OPTIC LINE
o WATER METER	o WATER METER	o CABLE TV	o CABLE TV
o WATER VALVE	o WATER VALVE	o GUARDRAIL	o GUARDRAIL
o HYDRANT	o HYDRANT	o WIRE FENCE	o WIRE FENCE
o WATER SHUT OFF	o WATER SHUT OFF	o WROUGHT IRON FENCE	o WROUGHT IRON FENCE
o SPRINKLER HEAD	o SPRINKLER HEAD	o CHAIN LINK FENCE	o CHAIN LINK FENCE
o IRRIGATION VALVE BOX	o IRRIGATION VALVE BOX	o SANITARY DESIGNATOR	o SANITARY DESIGNATOR
o WELL	o WELL	o STORM DESIGNATOR	o STORM DESIGNATOR
o TEST HOLE	o TEST HOLE		

#### ABBREVIATIONS

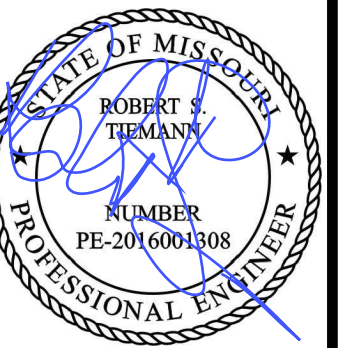
AC ACRE	XSEC CROSS SECTION	DAI DOUBLE AREA INLET	GI GRATE INLET	PVMT PAVEMENT	TBP TO BE PROTECTED
AI AREA INLET	XING CROSSING	DS DOWNSPOUT	HDPE HIGH DENSITY POLYETHYLENE	TBR TO BE REMOVED	TBR TO BE REMOVED
ATG ADJUST TO GRADE	CFS CUBIC FEET PER SECOND	ESMT EASEMENT	HW HIGH WATER	TBR&REL TO BE REMOVED & RELOCATED	TBR&REL TO BE REMOVED & RELOCATED
APPROX APPROXIMATELY	CI CURB INLET	ELEV ELEVATION	HGL HYDRAULIC GRADE LINE	TBR&R TO BE REMOVED & REPLACED	TBR&R TO BE REMOVED & REPLACED
ASPH ASPHALT	CO CLEANOUT	EP END OF PIPE	HYD HYDRANT	TW TOP OF WALL ELEVATION	TW TOP OF WALL ELEVATION
BW BASE OF WALL ELEVATION	C&G CURB & GUTTER	EX EXISTING	IMP IMPROVEMENT	TYP TYPICAL	TYP TYPICAL
BM BENCHMARK	CO CLEANOUT	FPS FEET PER SECOND	IP IRON PIPE OR PIN	UIP USE IN PLACE	UIP USE IN PLACE
BMP BEST MANAGEMENT PRACTICE	OMP CORRUGATED METAL PIPE	FF FINISH FLOOR	LS LAND SURVEYOR	VCP VITRIFIED CLAY PIPE	VCP VITRIFIED CLAY PIPE
BLDG BUILDING	CONC CONCRETE	FH FIRE HYDRANT	MH MANHOLE	WV WATER VALVE	WV WATER VALVE
CATV CABLE TELEVISION	DCI DOUBLE CURB INLET	FE FLARED END	MSD METROPOLITAN ST. LOUIS SEWER DISTRICT	YD YARD DRAIN	YD YARD DRAIN
CALC CALCULATED	DIP DUCTILE IRON PIPE	FBD FLAT BOTTOM DITCH	NTS NOT TO SCALE		
CI CAST IRON PIPE	DIA DIAMETER	FD FLOOR DRAIN	OC ON CENTER		
CL CENTERLINE	Q DISCHARGE	FL FLOW LINE	OH OVERHEAD		
CP CLAY PIPE		FTG FOOTING			

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9600 ASHMONT DRIVE

SITE PLAN

SITE DEVELOPMENT PLAN



Date: Dec 04, 2023  
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License No. PE-2016001308  
Civil Engineer

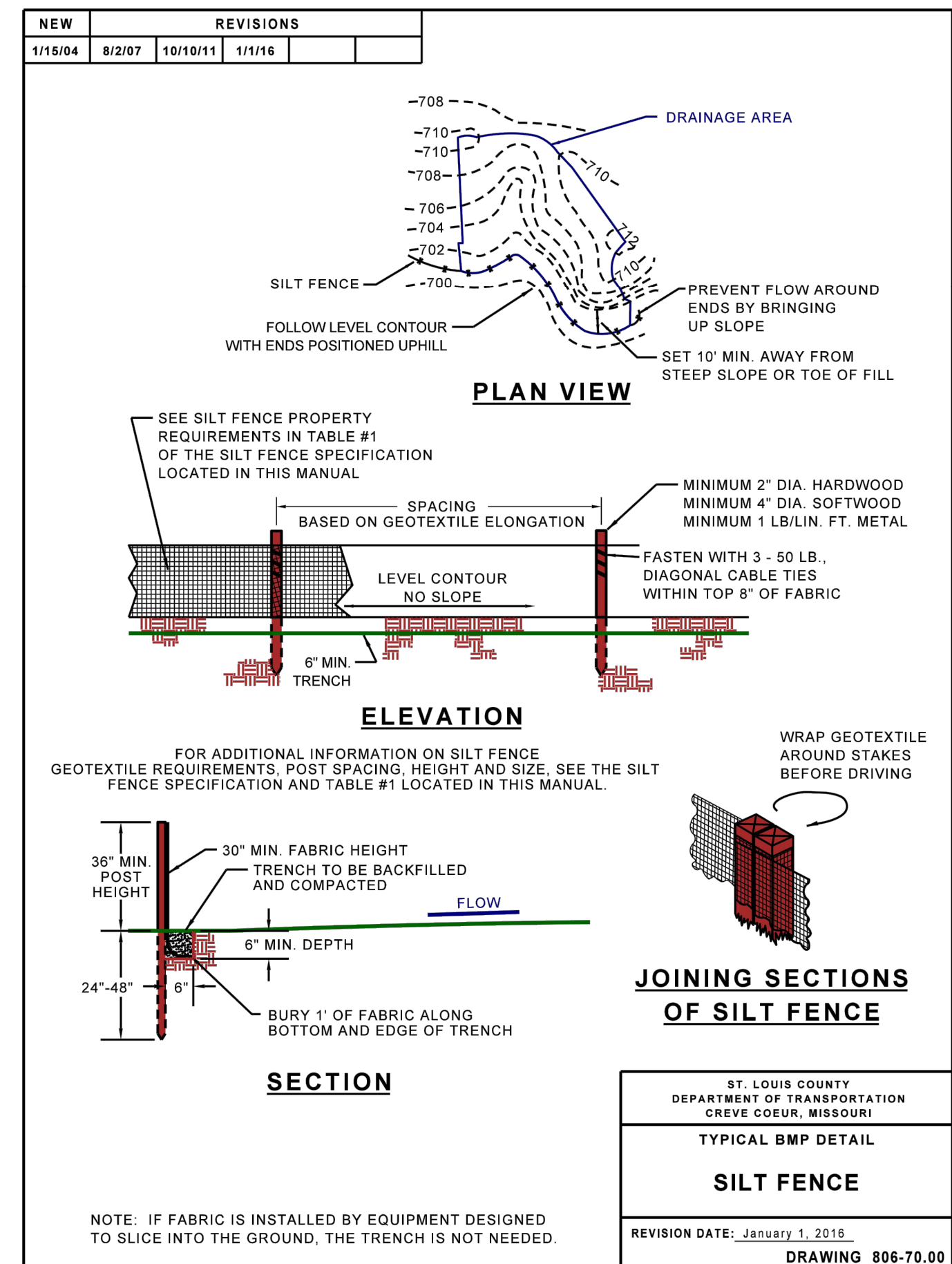
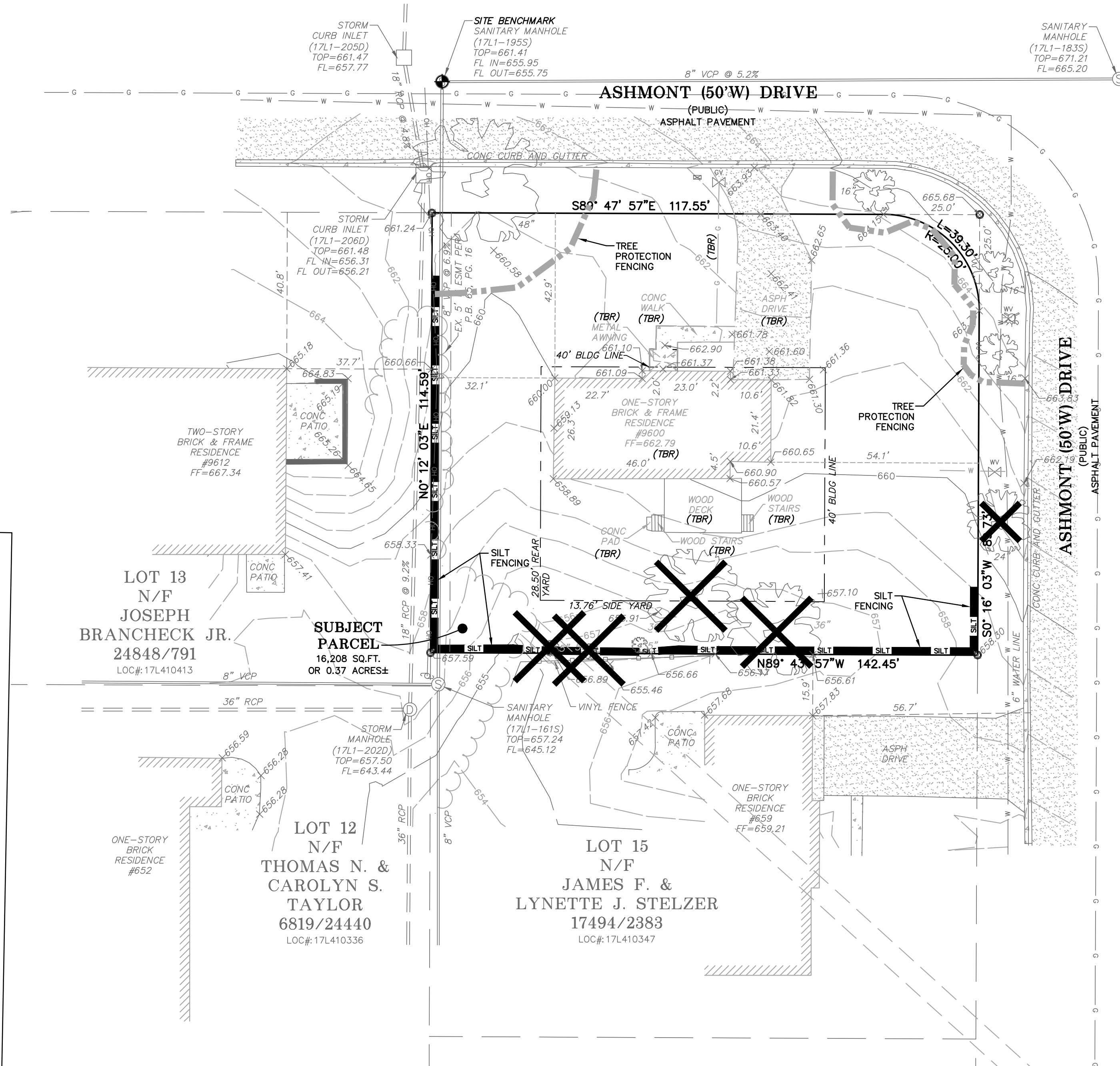
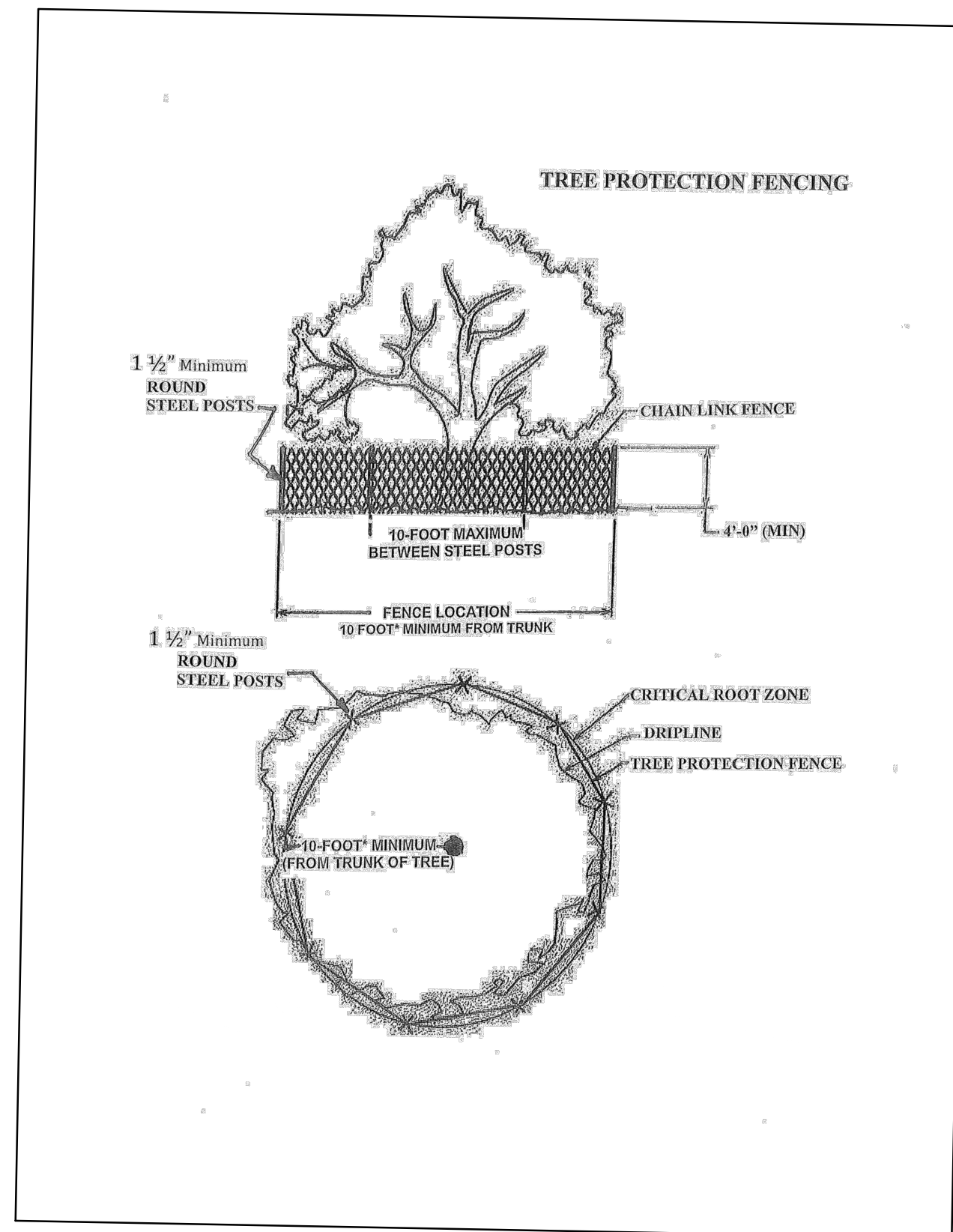
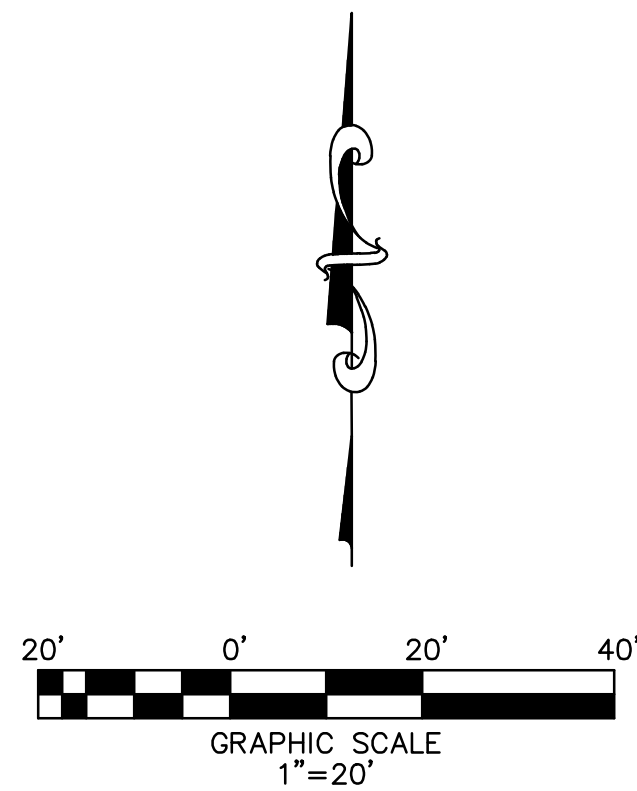
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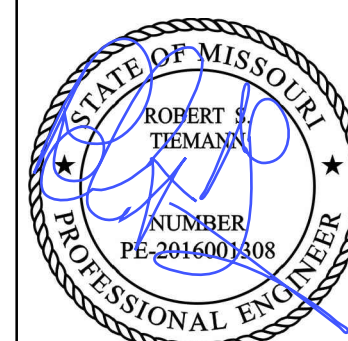




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9600 ASHMONT DRIVE  
SITE PLAN  
EXISTING CONDITION & DEMOLITION PLAN



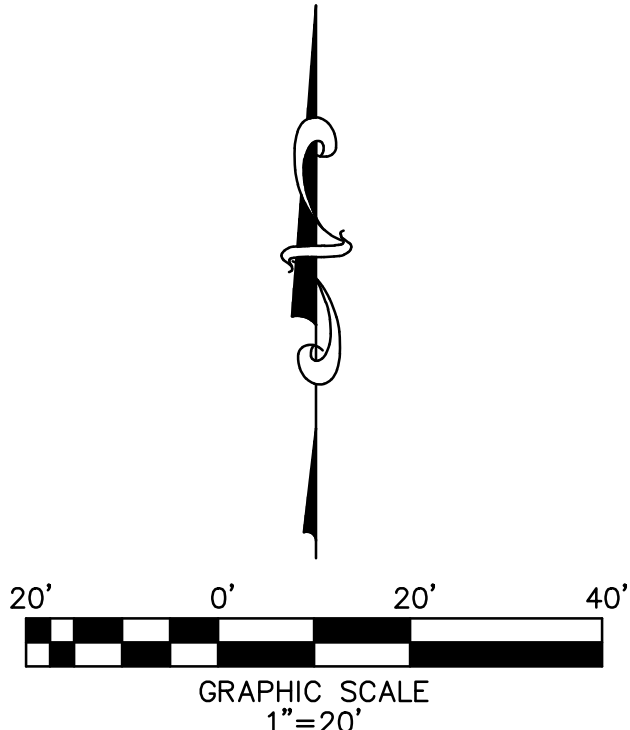
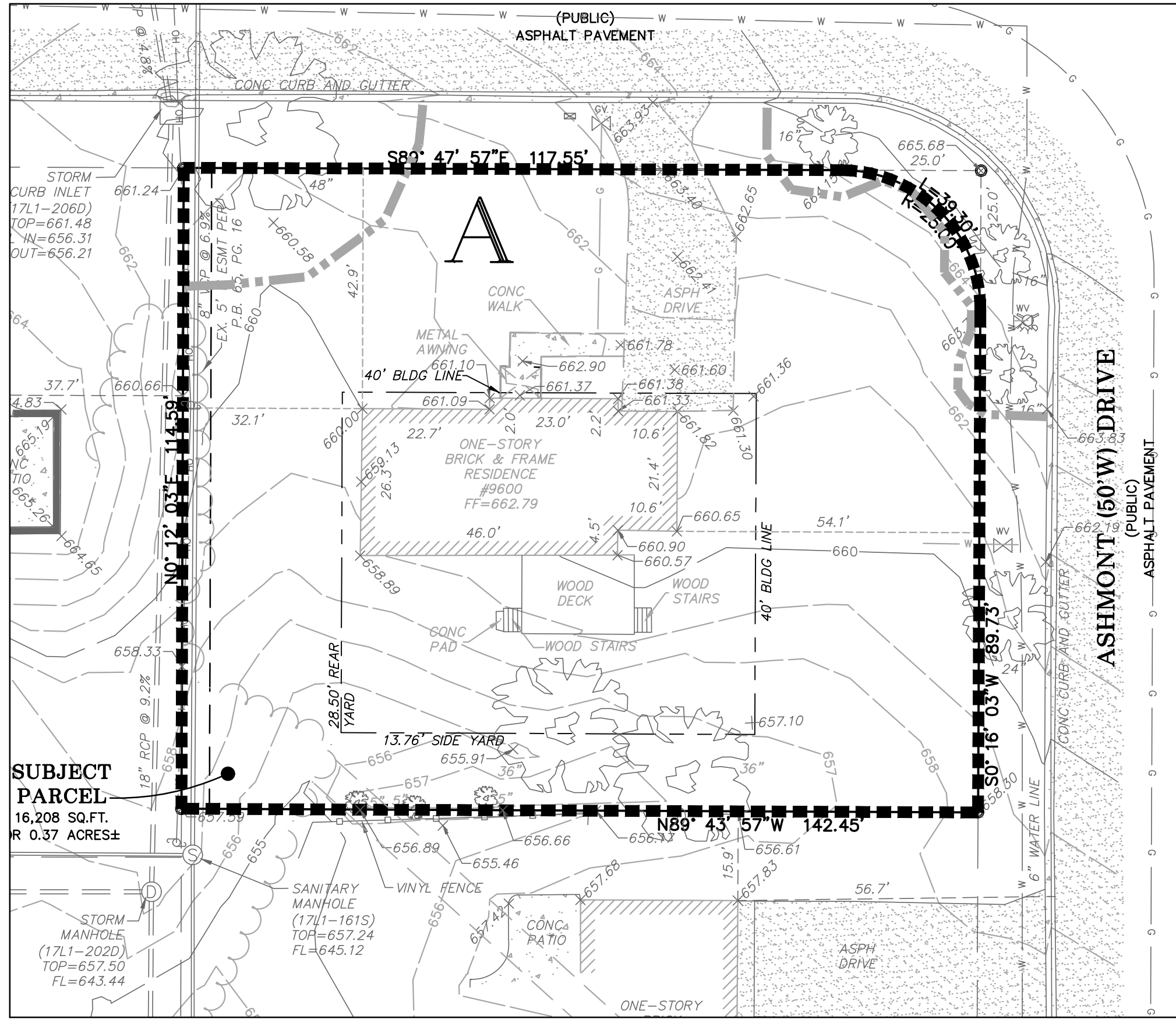
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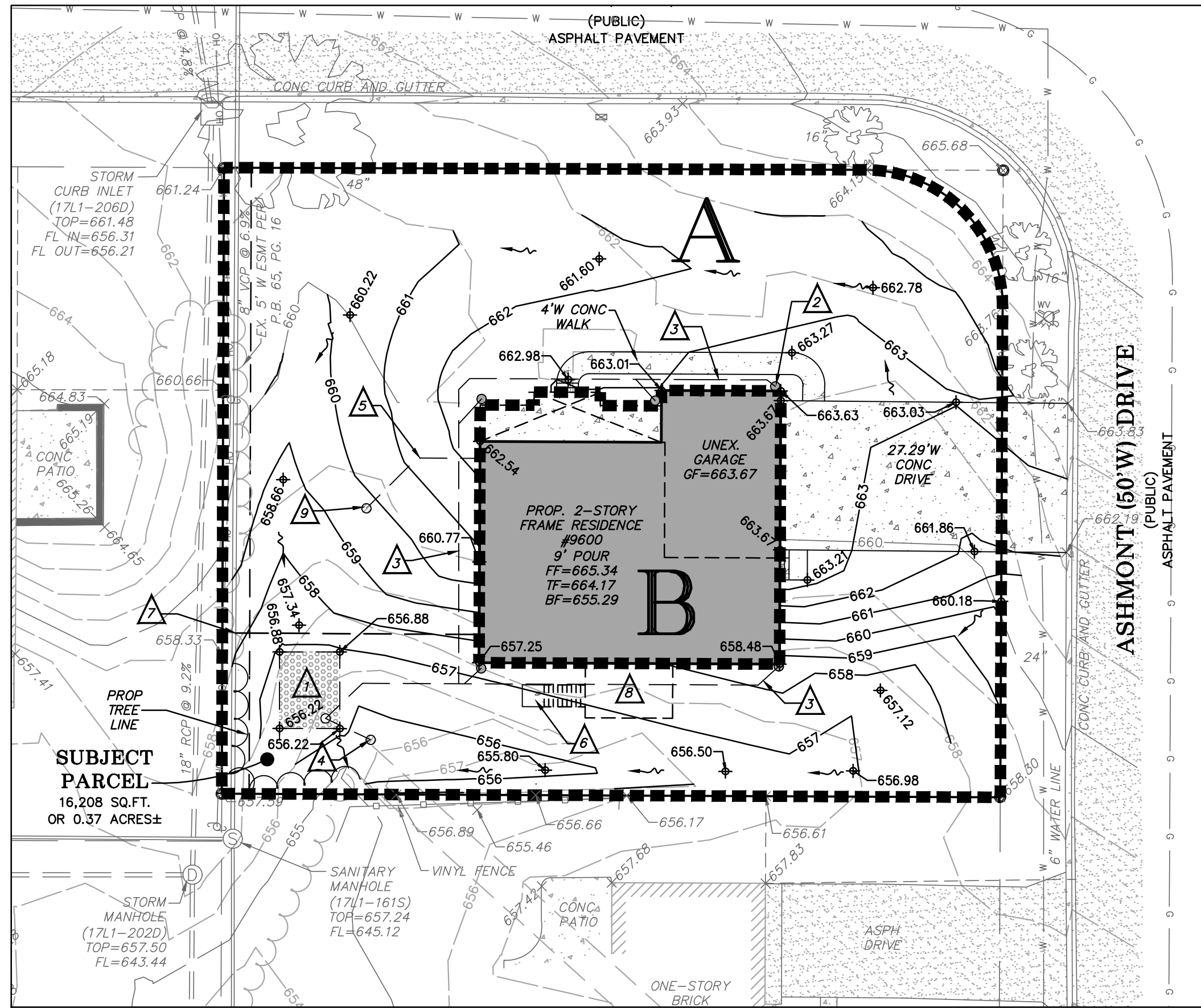
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EXISTING DRAINAGE AREAS					RUNOFF			
drainage area	square Feet	Acres	Impervious area	percent impervious	P.i. 15yr-20min	P.i. 100yr-20min	15yr cfs	100yr cfs
A	16,208	0.372	2,432	15%	1.89	2.54	0.703	0.945

\* RUNOFF VOLUMES SHOWN HEREON ARE PER THE COMPONENT RATIONAL METHOD  
\* TIME OF CONCENTRATION ASSUMED AT 20min FOR THE 15yr-20min RAINFALL EVENT

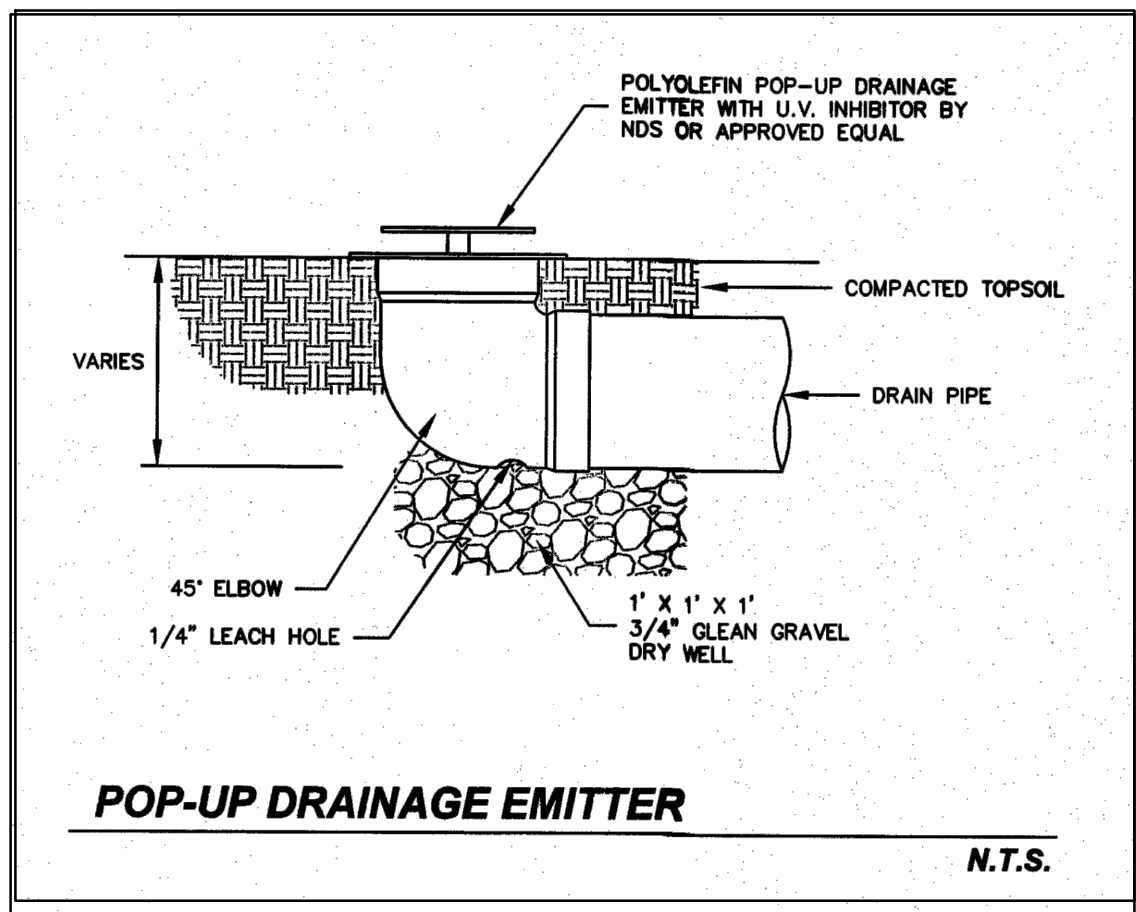


PROPOSED DRAINAGE AREAS					RUNOFF			
drainage area	square Feet	Acres	Impervious area	percent impervious	P.i. 15yr-20min	P.i. 100yr-20min	15yr cfs	100yr cfs
A	13,523	0.310	1,321	10%	1.79	2.42	0.556	0.751
B	2,685	0.062	2,685	100%	3.54	4.77	0.218	0.294

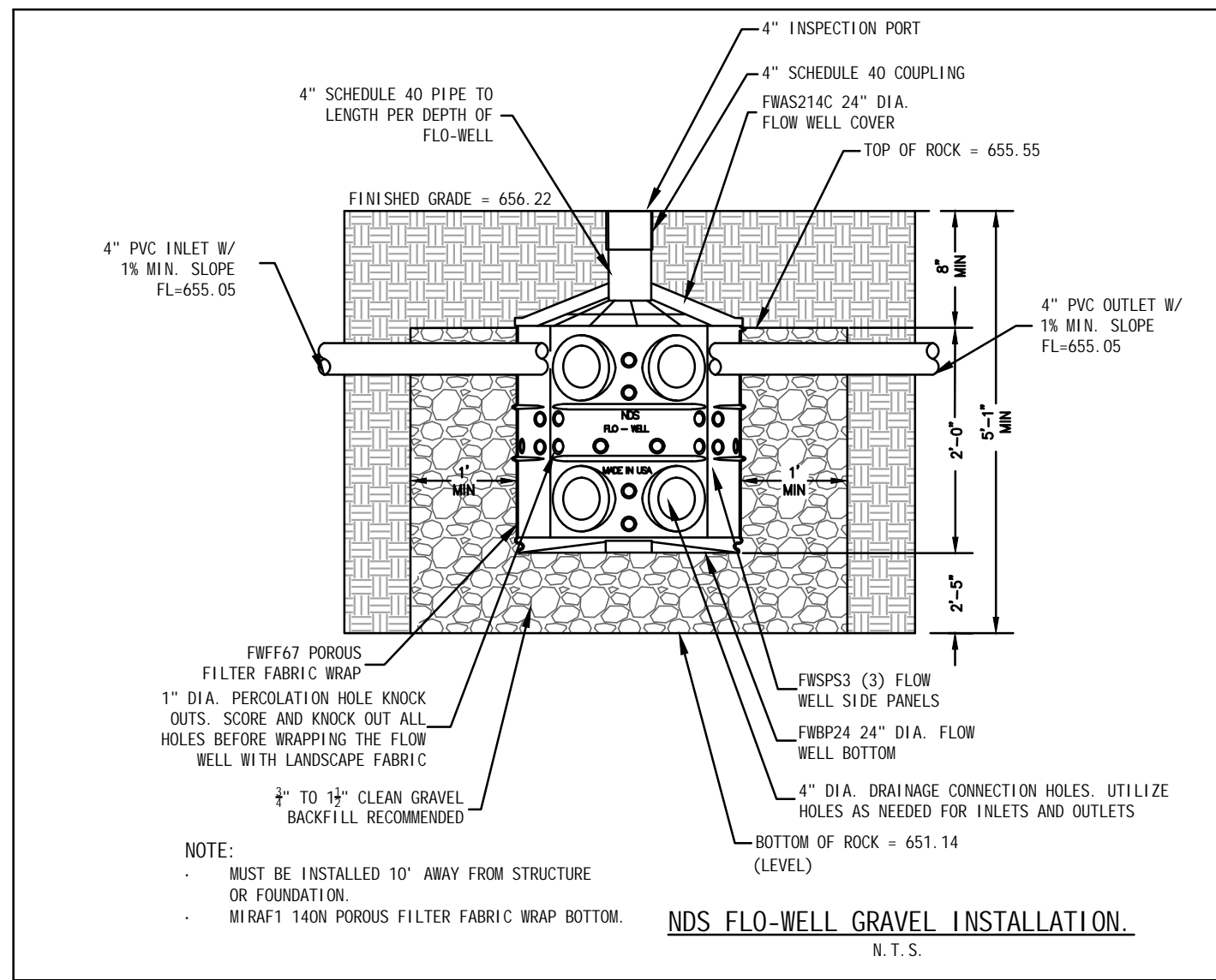
\* RUNOFF VOLUMES SHOWN HEREON ARE PER THE COMPONENT RATIONAL METHOD  
\* TIME OF CONCENTRATION ASSUMED AT 20min FOR THE 15yr-20min RAINFALL EVENT

DISCHARGE SUMMARY TABLE					
DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs	CAPTURED cfs	DELTA discharge cfs
A	0.703	0.556	-0.147	0.000	-0.147
B	0.000	0.218	0.218	0.218	0.000
			NET	0.218	-0.147

\* THE TIME OF CONCENTRATION IS ASSUMED AT 20min FOR THE 15yr-20min RAINFALL  
\* THE TOTAL DRAINAGE AREA RUNOFF HAS BEEN DECREASED BY 0.147 cfs

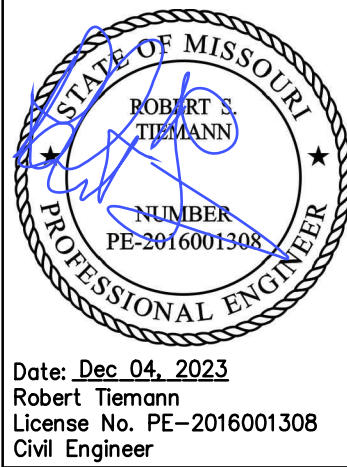


ROOF RUN OFF MITIGATION CALCULATION									
15yr-20min ROOF RUNOFF:	0.218	cfs							
20min ROOF VOLUME:	0.218	cfs	X	20	min	X	60	sec	= 261.600 C.F.
FLO-WELL DRY WELL SYSTEM:	1	units	X	6.28	C.F.	=	6.280	C.F.	
ROCK VOID STORAGE (LxWxD):	14	X	11	X	4.25	=	654.500	C.F.	
	654.500	C.F.	-	6.280	C.F.	X	40%	=	259.29 C.F.
SYSTEM STORAGE:	6.280	C.F.	+	259.288	C.F.	=	265.568	C.F.	
STORM WATER MITIGATION EXCEEDED									



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SITE PLAN  
DRAINAGE AREA MAP/BMP PLAN



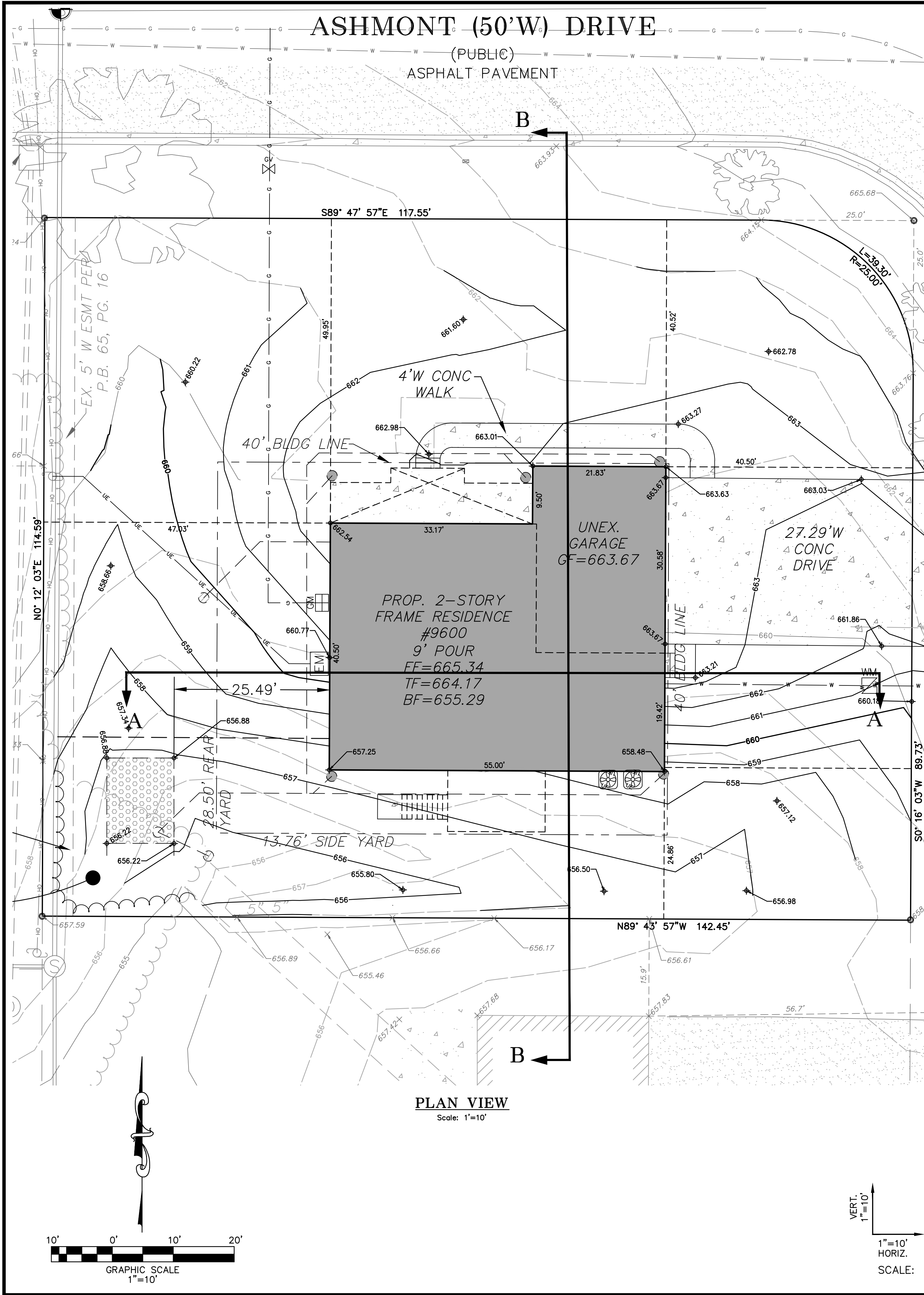
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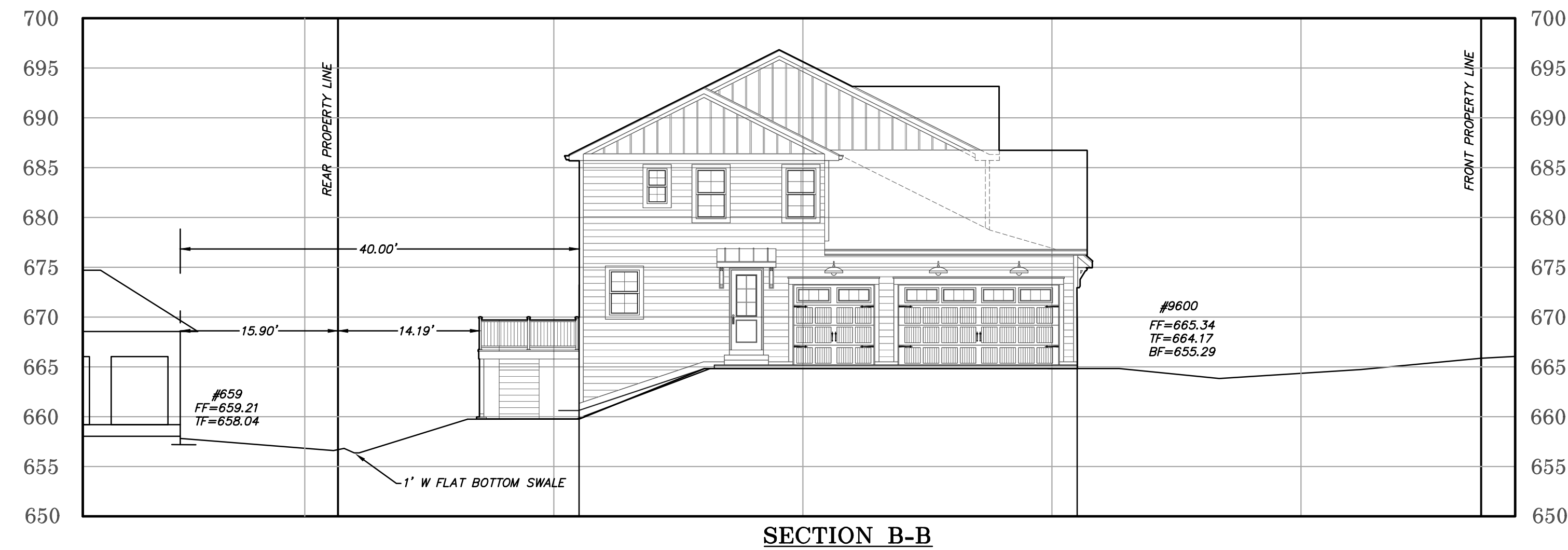
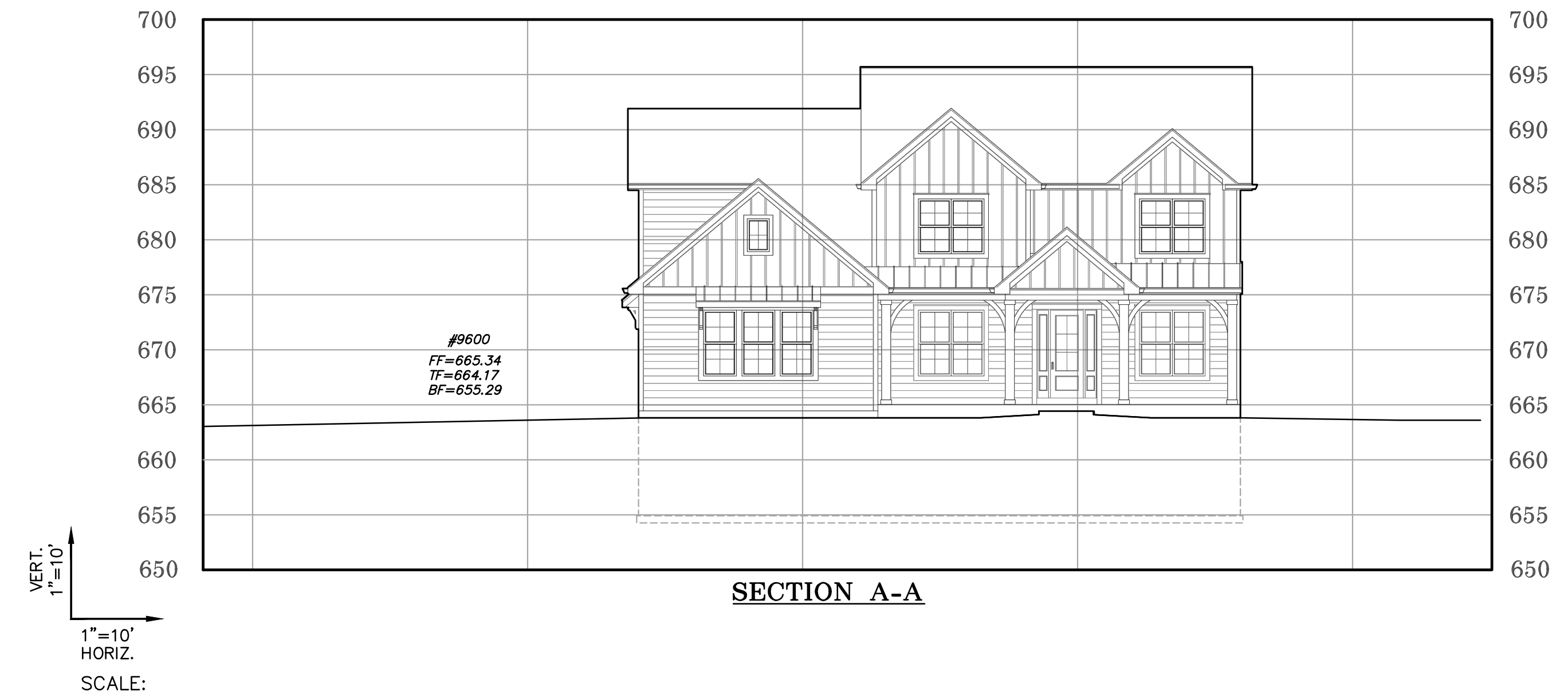
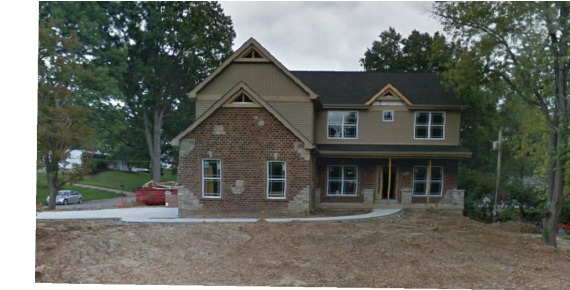
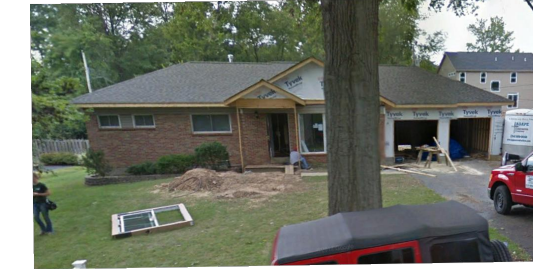
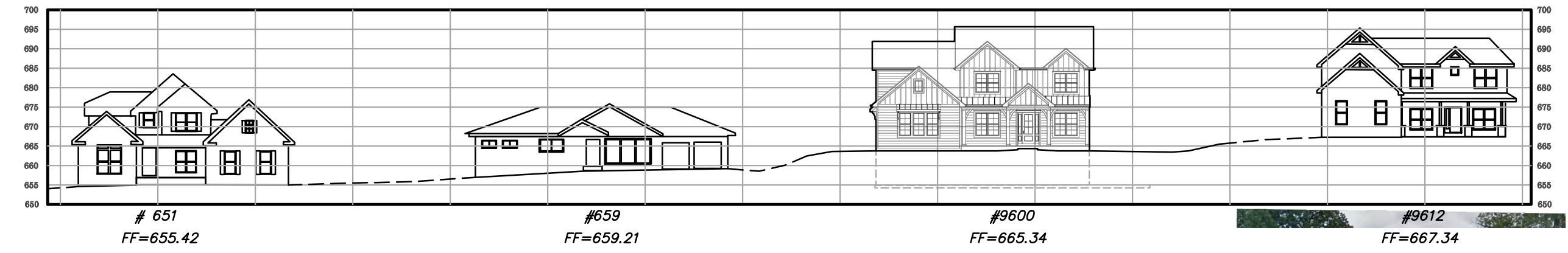
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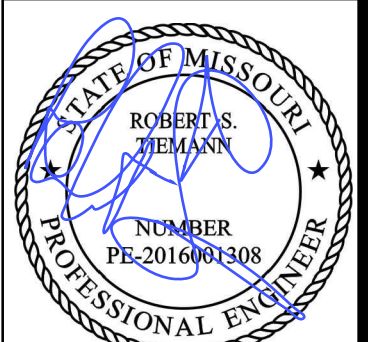


VERT. SCALE:  
1"=30'



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**9600 ASHMONT DRIVE**  
**DEMOLITION PLAN**  
STREETSCAPE



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