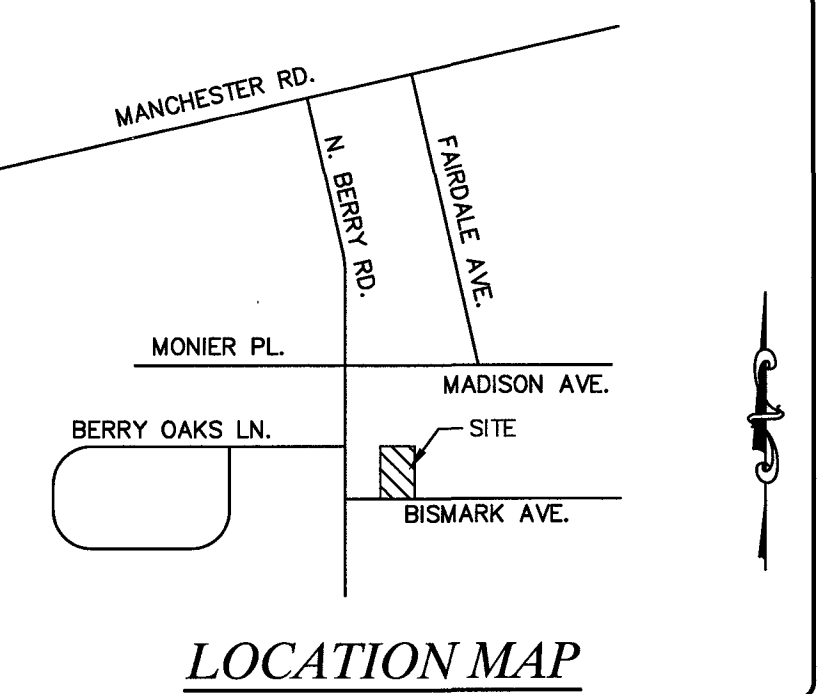
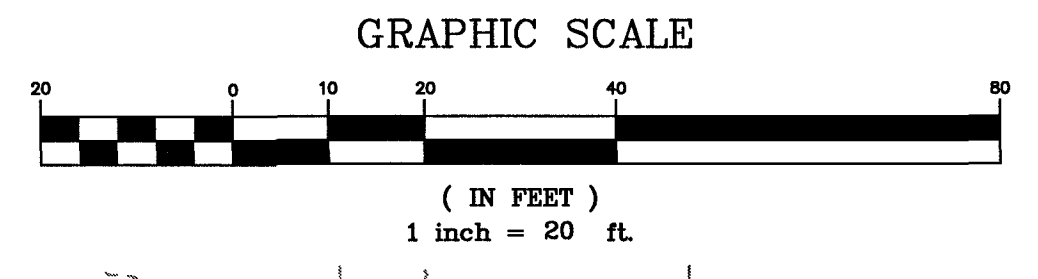


A TRACT OF LAND BEING ALL OF LOTS 197, 198, 199, 200 & PART OF VACATED ALLEY OF "ALGONQUIN VIEW" (P.B. 22 PG. 28) LOCATED IN SECTION 29, 30 & 32, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.



**CALL BEFORE
YOU DIG!
1-800-DIG-RITE**

LEGEND:

	TREE LINE
	STILL FENCE
	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 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
	SURFACE FLOW
	SURFACE FLOW WITH SLOPE
	DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8" X 24" REBAR WITH METAL CAP STAMPED LS 307-D.
	DENOTES SEMI-PERMANENT MONUMENT TO BE SET
	FOUND IRON PIPE
	CONC. MON. / STONE
	CROSS
	CROSS WITH ANCHOR

ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR

SITE INFO:
N/F FOUNDATION UP
D.D. 202309080502
D.O. # 221.511253
#785 BISMARCK AVE.
25,984 SQ. FT. OR 0.597 AC.±

ZONING INFO:
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: AVERAGE OF ADJACENT HOMES
(45.85' + 39.15' = 85.00' / 2 = 42.50')
FRONT: 30' SETBACK PER PLAT
SIDE: 10' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
RAD.	RADIAL
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR
UP	USE IN PLACE
TBR	TO BE REMOVED
DS	DOWNSPOUT
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE

EXISTING UTILITIES NOTES

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

SITE BENCHMARK:
IRON ROD WITH CAP: 544.23' (NAVD88)
FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 14351. ELEVATION: 564.24' (NAVD88)
"L" ON TOP CONCRETE RETAINING WALL AT SOUTH SIDE OF STEPS AT HOUSE #1364 BERRY ROAD; 20' EAST OF CENTERLINE OF BERRY ROAD.

NOTES FOR GROUND WATER:

- THE GROUNDWATER LEVEL DEPENDS ON SEASONAL AND CLIMATIC VARIATIONS AND MAY BE PRESENT AT DIFFERENT DEPTHS IN THE FUTURE.
- IF GROUND WATER IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO PROPERLY ADDRESS THE CONDITION AND ABIDE BY THEIR RECOMMENDATIONS.
- IF GROUND WATER IS ENCOUNTERED DURING THE EXCAVATION FOR BMP CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE THE ACCURATE GROUNDWATER TABLE AND PROVIDE THE GROUNDWATER TABLE INFORMATION TO THE STERLING COMPANY TO REDESIGN THE STORM WATER BMPS AS APPROPRIATE BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATION.

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 25,984 SQUARE FEET OR 0.597 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "ALGONQUIN VIEW" AS RECORDED IN PLAT BOOK 22 PAGE 28 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: FOUNDATION UP IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 202309080502 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.

NOTES FOR THE DEPTH TO WATER TABLE:

ACCORDING TO NRCS WEB SOIL SURVEY, THE DEPTH TO WATER TABLE ON THE PROPERTY IS APPROXIMATE 1.6 FEET TO 4.2 FEET BELOW GRADE. CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY THE SITE SOIL CONDITION AND WATER TABLE.

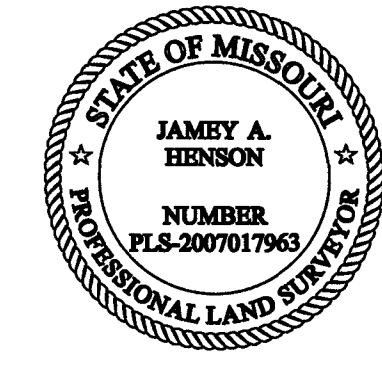
TITLE NOTES

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 22 PAGE 28. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF GLENDALE.

- Plot Plan Prepared by THE STERLING COMPANY (314) 487-0440
- Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
 - All wood framing members that rest on top of the foundation located less than 6 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R301.1.
 - Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.
 - Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
 - This plot plan conforms to "GLENDALE CODE".
 - Elevation Examples: 714.0(B)=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

J. Henson 6-4-2026
JAMES A. HENSON, P.L.S. - VICE PRESIDENT DATE
MO. REG. L.S. #20071963



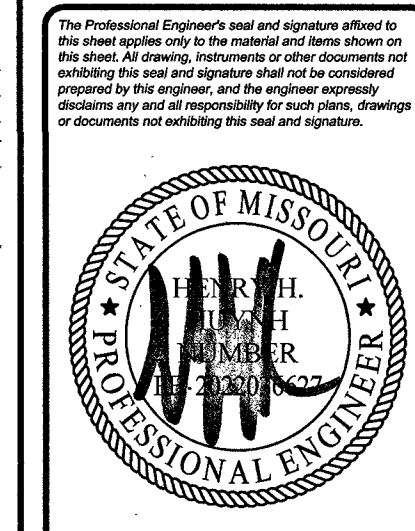
ISSUE/REMARKS/DATE

1	Update House/Garage Plan - 10/06/25
2	Update Stormwater Calcs and Plan - 11/10/25
3	BOA Variance Comments - 01/16/26
4	Client Comments - 03/11/26
5	Client Comments - 04/14/26
6	Client Comments - 05/27/26
7	City Comments - 06/04/2026

NJL Custom Homes
#656 Leffingwell Ave.
Kirkswood, MO 63122
(314) 575-7481

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

#785 BISMARCK AVENUE
GLENDALE, MISSOURI 63122

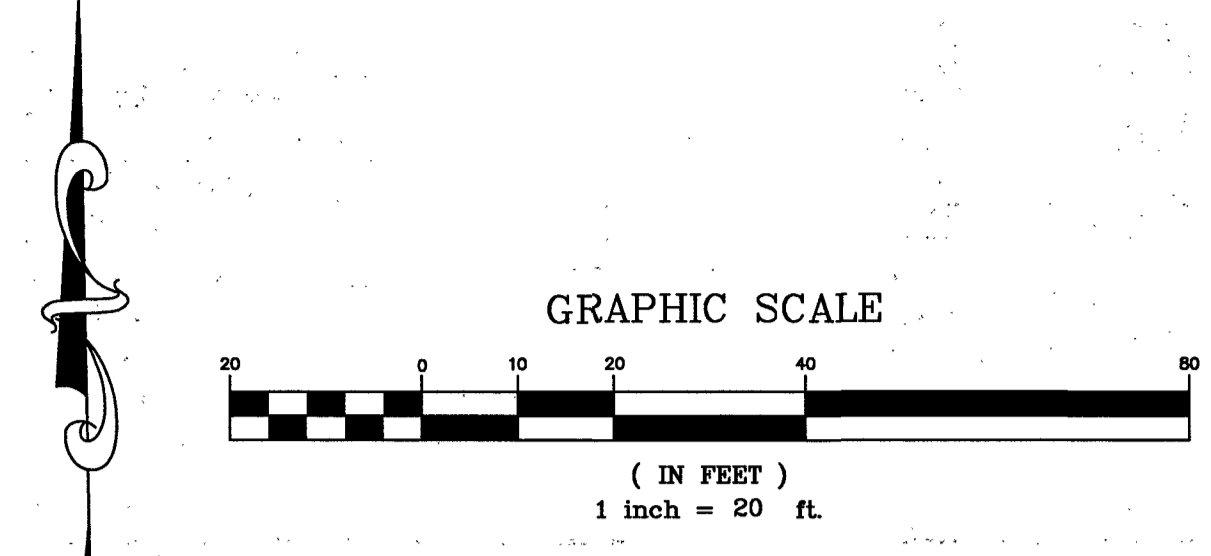
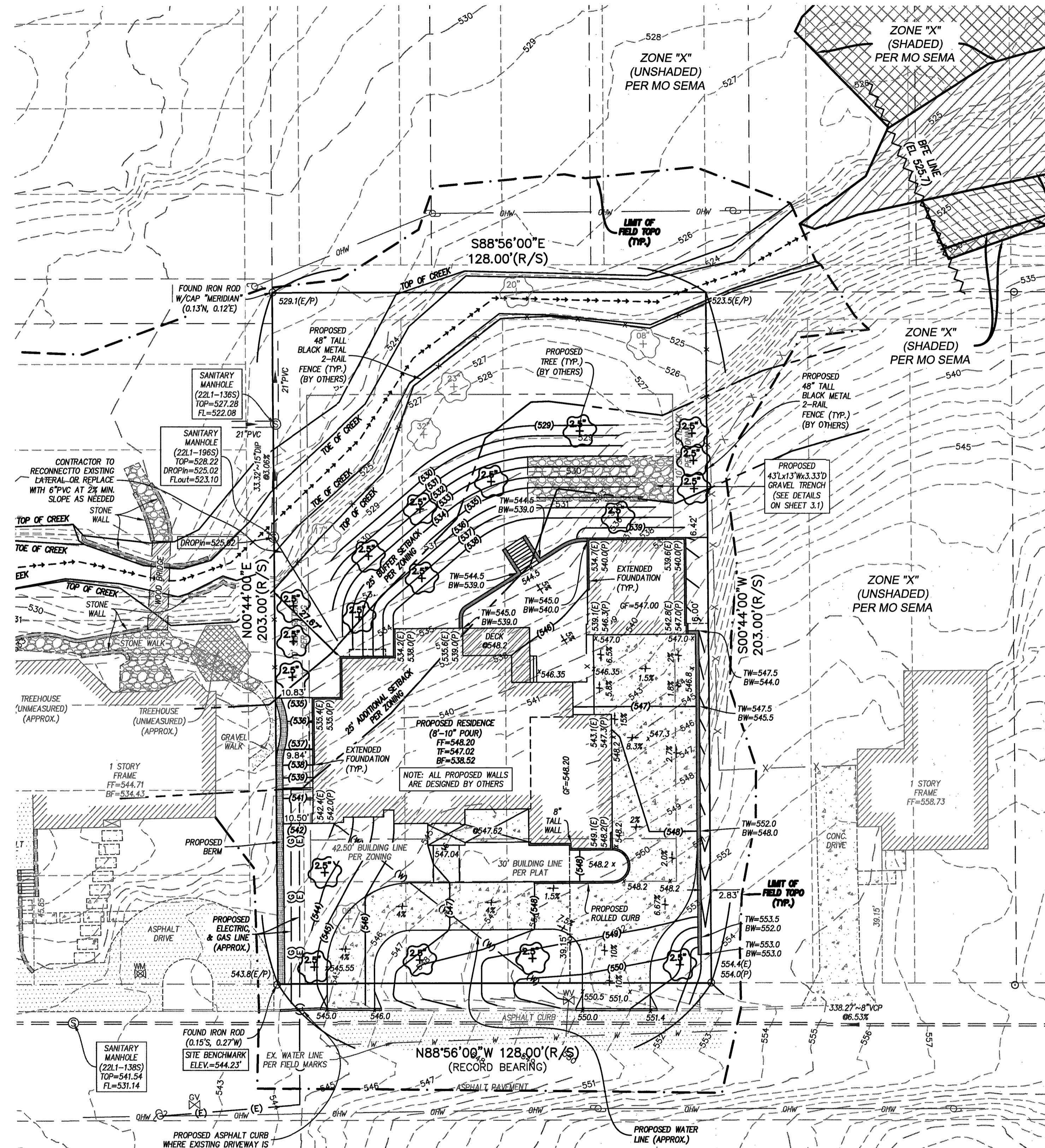


Date: 06/04/2026
Henry H. Henson, P.E.
License # PE-202203627
Professional Engineer

Job Number
25-03-063
Date
06/04/2026
Designed: HHH Sheet
Drawn: HHH
Checked: MGB **1.1** IMP

EXISTING CONDITIONS / DEMOLITION PLAN

Drawing name: V:\2503063\785 Bismark Ave\Drawings\Surveying\Plot Plan\Final.dwg Plotted on: Jun 04, 2026 - 2:31pm Plotted by: thuyth



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SITE NOTES:
 1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
 2. CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
 3. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
 5. ALL PROPOSED WALLS ARE DESIGNED BY OTHERS.
 6. ALL PROPOSED TREES ARE DESIGNED BY OTHERS. SEE TREE STUDY.

F-A-R CALCULATIONS

LOT AREA	25,984 SQ.FT.
HOUSE FIRST FLOOR	3,214 SQ.FT.
HOUSE SECOND FLOOR	1,582 SQ.FT.
HOUSE TOTAL	4,796 SQ.FT.
ATTACHED GARAGE	760 SQ.FT.
ATTACHED GARAGE (50%)	380 SQ.FT.
TOTAL FLOOR AREA	5,176 SQ.FT.
FLOOR AREA RATIO	0.20
MAXIMUM FAR IS	0.30
PER ARCHITECTURAL PLAN	

GREEN SPACE CALCULATIONS

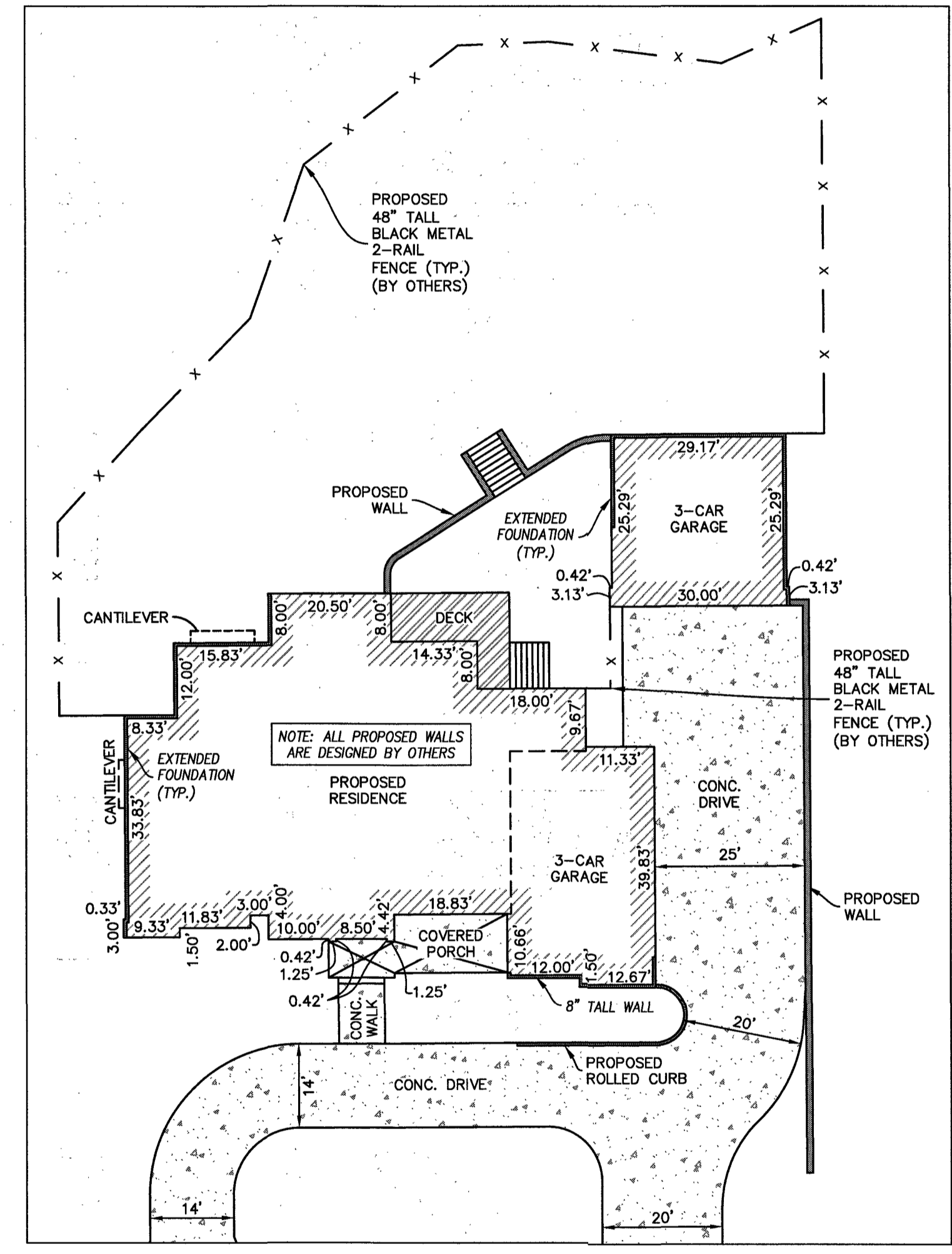
LOT AREA	= 25,984 S.F.
TOTAL IMPROVEMENTS	= 9,688 S.F.
TOTAL PERVIOUS AREA	= 16,296 S.F.
GREEN SPACE AREA	= 62.72%

DISTURBANCE LIMITS:

TOTAL DISTURBANCE	= 18,555 S.F. OR 0.426 AC.
TOTAL DISTURBANCE WITHIN 25' BUFFER SETBACK	= 990 S.F. OR 0.023 AC.
TOTAL DISTURBANCE WITHIN 25' ADDITIONAL SETBACK	= 4,278 S.F. OR 0.098 AC.

TOTAL INTRUSION LENGTH AND AREA:

TOTAL INTRUSION AREA WITHIN 25' BUFFER SETBACK	= 990 S.F. OR 0.023 AC.
TOTAL INTRUSION LENGTH WITHIN 25' BUFFER SETBACK	= 88 FT.
TOTAL INTRUSION AREA WITHIN 25' ADDITIONAL SETBACK	= 3,335 S.F. OR 0.077 AC.
TOTAL INTRUSION LENGTH WITHIN 25' ADDITIONAL SETBACK	= 152 FT.



HOUSE DETAILS
1" = 20'

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 FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

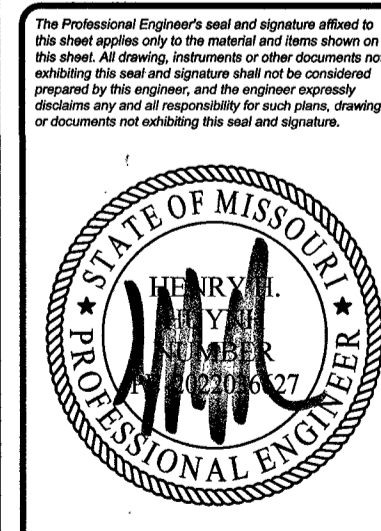
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#785 BISMARCK AVENUE
 GLENDALE, MISSOURI 63122
 OPTION #1
 SITE / GRADING PLAN



Date: 06/04/2026
 Henry H. Hays, PE
 License # PE-2022036627
 Professional Engineer

Job Number	25-03-063
Date	06/04/2026
Designed: HHH	Sheet
Drawn: HHH	2.1
Checked: MGB	IMP

