

**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	---[SAN]---[SAN]---
EXISTING STORM SEWER	---[S]---
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.)

# 895 GLEN ELM DRIVE

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

**PROJECT DATA**

LOCATOR NO. : 22M341260  
 ADDRESS : 895 GLEN ELM DRIVE, GLENDALE, MO 63122  
 OWNER : DIANNA J. GAFFNER  
 AREA OF TRACT : 8,845 S.F. (0.203 AC.)  
 PRESENT ZONING : R-2  
 PRESENT USAGE : SINGLE FAMILY RESIDENCE  
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE  
 SCHOOL DISTRICT : KIRKWOOD  
 FIRE DISTRICT : GLENDALE  
 WATERSHED(S) : RIVER DES PERES  
 FIRM PANEL : 29189C0307K  
 UTILITIES : MISSOURI-AMERICAN WATER CO., METRO ST. LOUIS SEWER DIST., SPIRE / LACLEDE GAS COMPANY, AT&T TELEPHONE COMPANY, AMEREN UE

**YARD SETBACK REQUIREMENTS**

FRONT: 30' PLATTED ALONG GLEN ELM DRIVE  
 15' PLATTED ALONG N. SAPPINGTON RD.  
 SIDE: 7'  
 REAR: 30'

**SITE COVERAGE**

TOTAL SITE	AREA (S.F.)	AREA (AC.)	PERCENTAGE
EXISTING IMPERVIOUS	2,447	0.056	27.7%
PROPOSED IMPERVIOUS	3,197	0.073	36.1% *
CHANGE	+750	+0.017	+30.6%
FRONT YARD SETBACK	2,595	0.060	
EXISTING IMPERVIOUS	369	0.008	14.2%
PROPOSED IMPERVIOUS	716	0.016	27.6% **
CHANGE	+347	+0.008	+94.0%

\* NO MORE THAN 55% ALLOWABLE PER SECTION 3B  
 \*\* NO MORE THAN 45% ALLOWABLE PER SECTION 3B

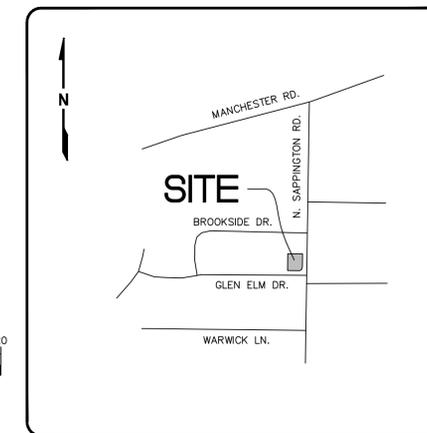
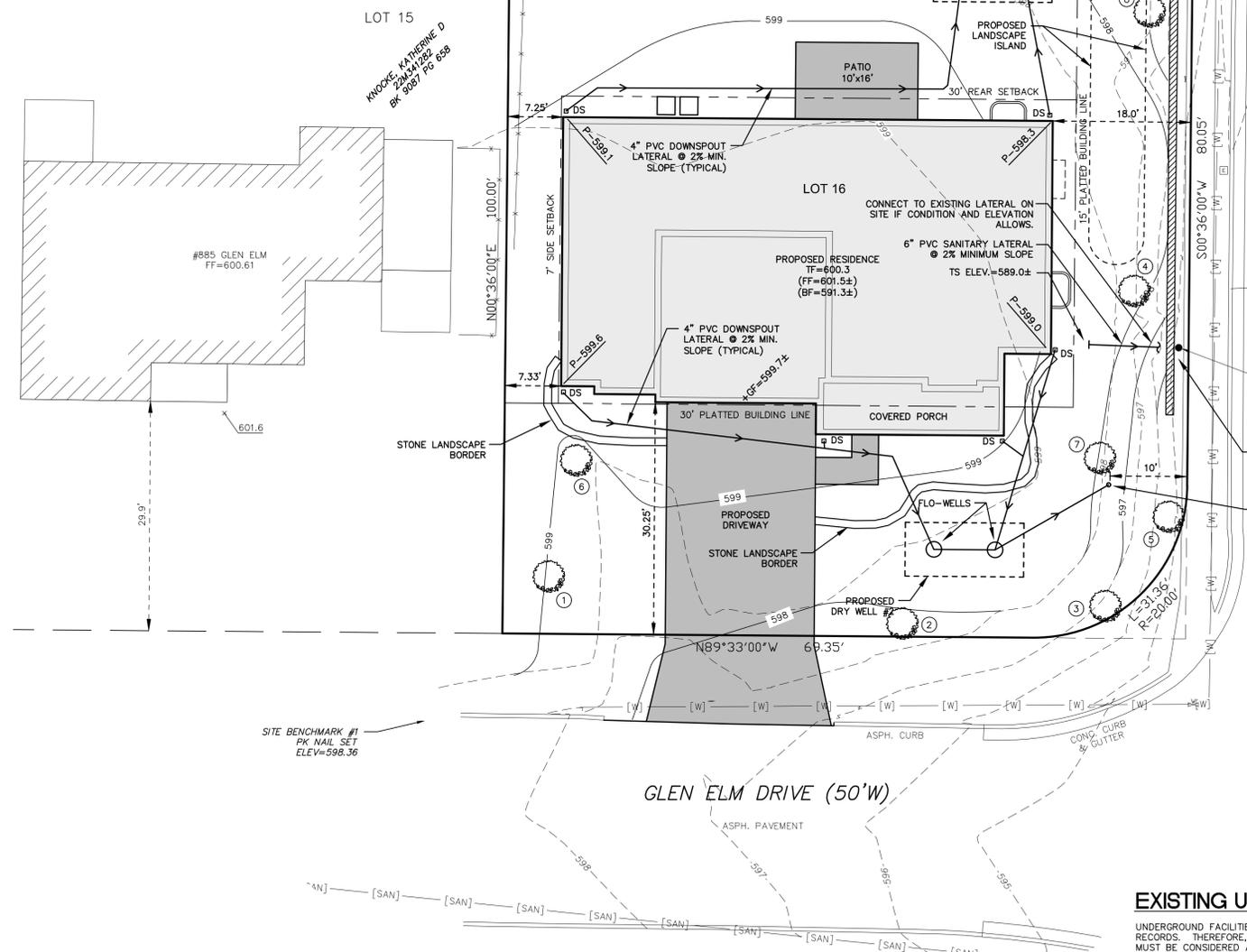
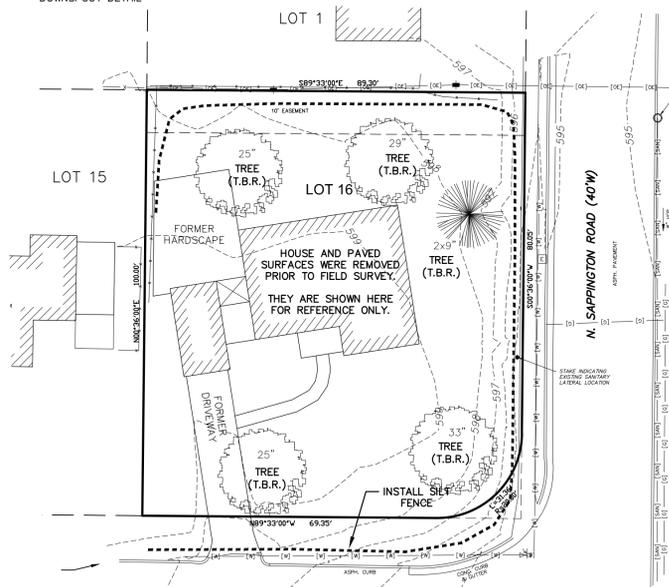
- PROPOSED HOUSE (2,409 S.F.)
- PROPOSED PAVEMENT (788 S.F.)

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

① thru ⑩ DENOTES TREES PROPOSED TO BE PLANTED. SEE TREE STUDY PREPARED BY FRONTENAC FORESTRY FOR DETAILS.

**GENERAL NOTES**

- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY SHERRILL ASSOCIATES, INC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MOENR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE 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 GLENDALE 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.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.



**EXISTING UTILITY NOTE**

BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.

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.

**Scharf Land Development Co.**  
 895 Glen Elm Drive  
 Glendale, MO 63122

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

VANCE ENGINEERING, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

**895 GLEN ELM DRIVE**

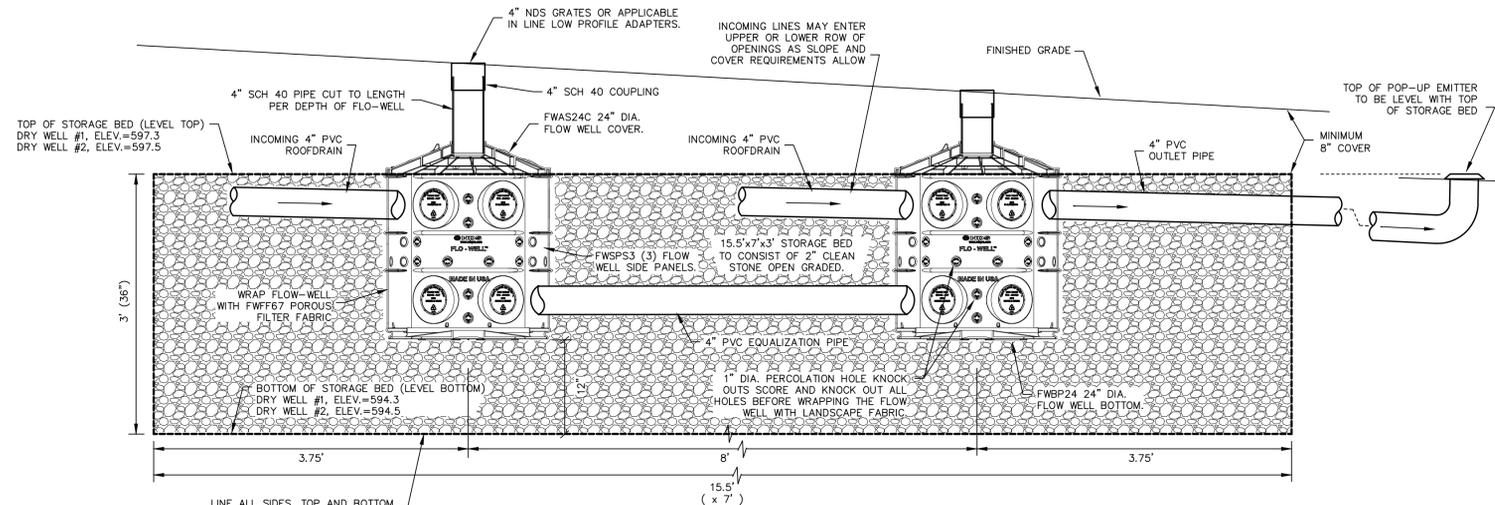
**SITE PLAN**

PRELIMINARY

12/30/2025  
 MICHAEL CLAY VANCE  
 PROFESSIONAL ENGINEER  
 MISSOURI LIC NO E-25616

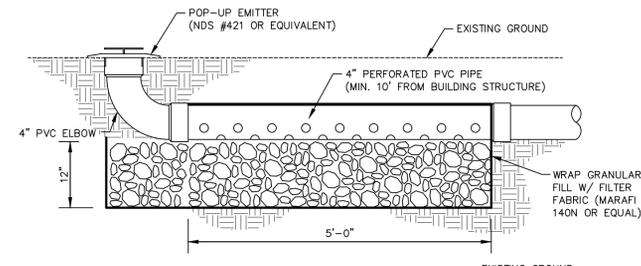
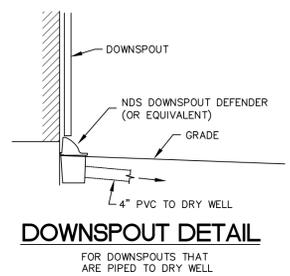
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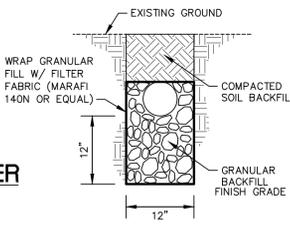


**DRY WELL with NDS FLO-WELL**

NOTE:  
CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.



- NOTES:
1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
  2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)



**AERIAL - ADJOINING PROPERTIES**

**DIFFERENTIAL RUNOFF**

DESIGN STORM: 15-YEAR 20-MINUTE  
4.20 CFS/AC ROOF SURFACE  
3.54 CFS/AC. PAVED SURFACE  
1.70 CFS/AC. PERVIOUS SURFACE

EXISTING CONDITIONS:  
ROOF - 1,432 S.F. x 4.20 / 43,560 = 0.138  
PAVED - 1,015 S.F. x 3.54 / 43,560 = 0.082  
OPEN - 6,398 S.F. x 1.70 / 43,560 = 0.250  
TOTAL Q = 0.47 CFS

PROPOSED CONDITIONS:  
ROOF - 2,409 S.F. x 4.20 = 0.232  
PAVED - 788 S.F. x 3.54 = 0.064  
OPEN - 5,648 S.F. x 1.70 = 0.220  
TOTAL Q = 0.52 CFS

NET INCREASE OF 0.05 CFS

**STORM WATER CALCULATIONS**

DESIGN STORM: 15-YEAR 20-MINUTE  
4.20 CFS/AC. ROOF SURFACE  
3.54 CFS/AC. PAVED SURFACE  
1.70 CFS/AC. PERVIOUS SURFACE

FOR NEW CONSTRUCTION, THE RUNOFF FROM THE ENTIRE ROOF AREA IS TO BE COLLECTED AND DETAINED.

PROPOSED ROOF AREA = 2,409 S.F.

RUNOFF = 2,409 S.F. x 4.20 CFS/AC. / 43,560 = 0.23 CFS

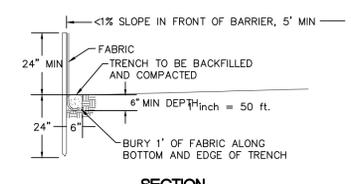
RUNOFF VOLUME TO BE DETAINED:  
0.23 CFS x 60 S/MIN x 20 MIN = 276 C.F.

TWO SEPARATE DRY WELLS ARE PROPOSED, EACH THE SAME SIZE.

VOLUME OF EACH DRY WELL:  
15.5' x 7' x 3' x 40% VOIDS = 130 C.F.  
PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

VOLUME PROVIDED = 138 C.F.

TOTAL VOLUME PROVIDED = 276 C.F.

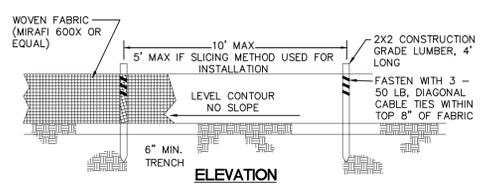


**SECTION**

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

**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



**ELEVATION**

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

**SILT FENCE DETAIL**

N.T.S.

**EXISTING UTILITY NOTE**

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THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER HAS BEEN AUTHENTICATED BY HIS SEAL AND DATED 11/17/25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION, INCLUDING GRADING, DRAINAGE, AND ELEVATIONS, AND TO MAINTAIN APPROPRIATE RECORDS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT SHOWN ON THESE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT SHOWN ON THESE PLANS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.

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**SITE PLAN**

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12/30/2025  
MICHAEL CLAY VANCE  
PROFESSIONAL ENGINEER  
MISSOURI LIC NO E-255616

REVISED

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