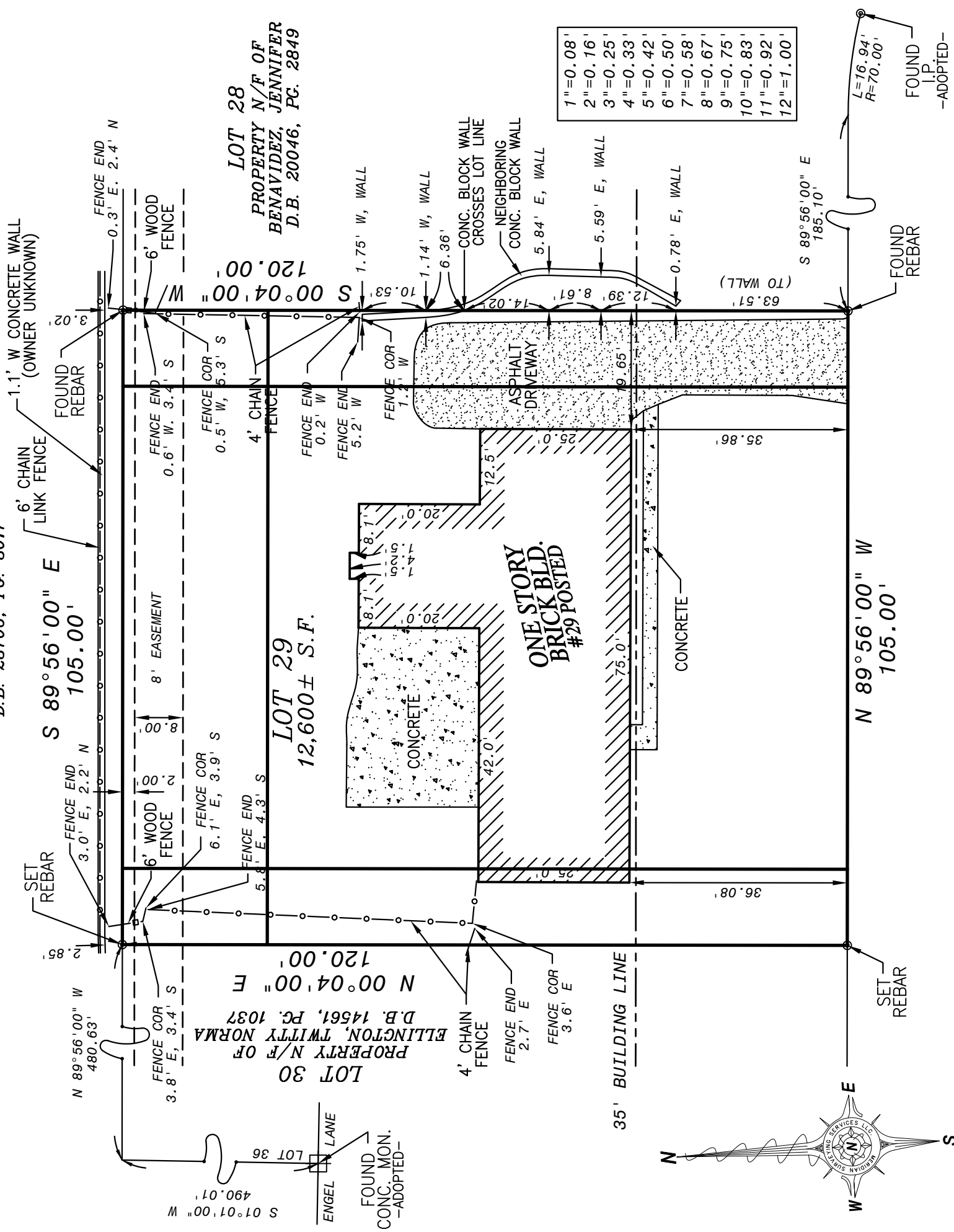
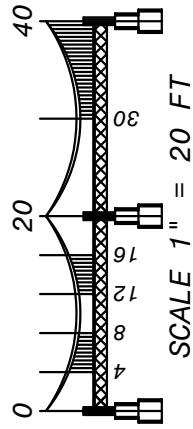


BOUNDARY AND IMPROVEMENT SURVEY

LOT 29 OF CRABAPPLE COURT

PLAT BOOK: 66 PAGE: 38
ST. LOUIS COUNTY, MO

TOWER HILL
PART OF LOTS 1&2
PROPERTY N/F OF 9514 OLIVE LLC PAULINE CELLA
D.B. 23706, PG. 3017



1" = 0.08'
2" = 0.16'
3" = 0.25'
4" = 0.33'
5" = 0.42'
6" = 0.50'
7" = 0.58'
8" = 0.67'
9" = 0.75'
10" = 0.83'
11" = 0.92'
12" = 1.00'

CRABAPPLE COURT 40' W

SOURCE OF RECORD DESCRIPTION:
DEED BOOK: 12010 PAGE: 0832

ADDITIONAL MONUMENTATION FOUND:

-Adopted an offset anchor at the northern most part of Lot 2. Adopted for Line at S 68°13'50" W, 7.53'.

Note: A current Title Commitment has not been made available for our use. 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 this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

GENERAL NOTES:

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL
SURVEYOR'S STATEMENT:

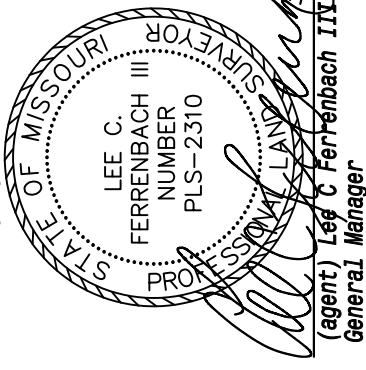
BASIS OF BEARING OR ANGLES:

CRABAPPLE COURT
PLAT BOOK: 66 PAGE: 38

DATE: 07/02/2020

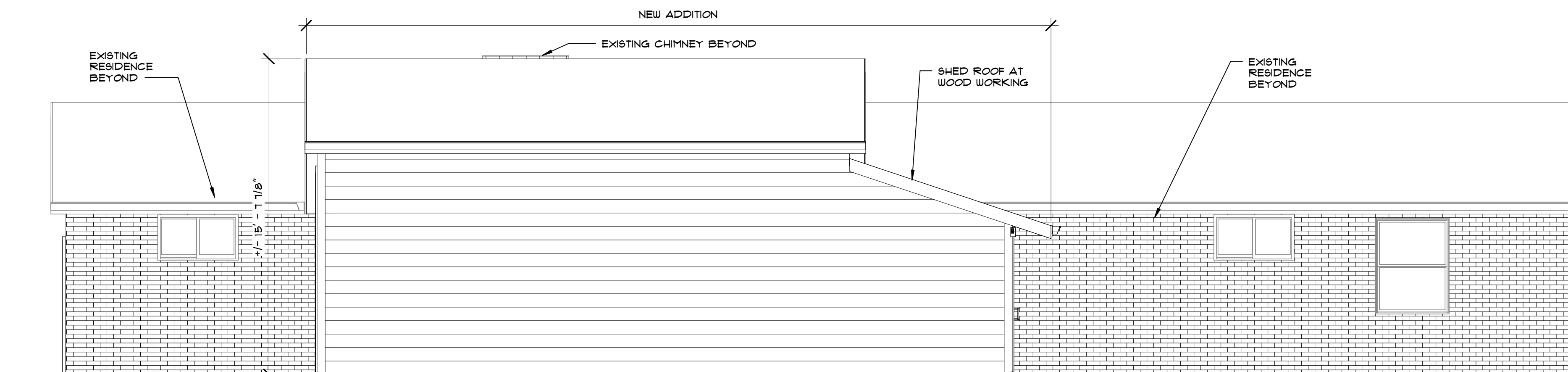
THIS IS TO CERTIFY TO JANET MUELLER, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF JUNE, 2020, EXECUTED A RESURVEY OF LOT 29 OF CRABAPPLE COURT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 38 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

Meridian Surveying Services LLC (agent)



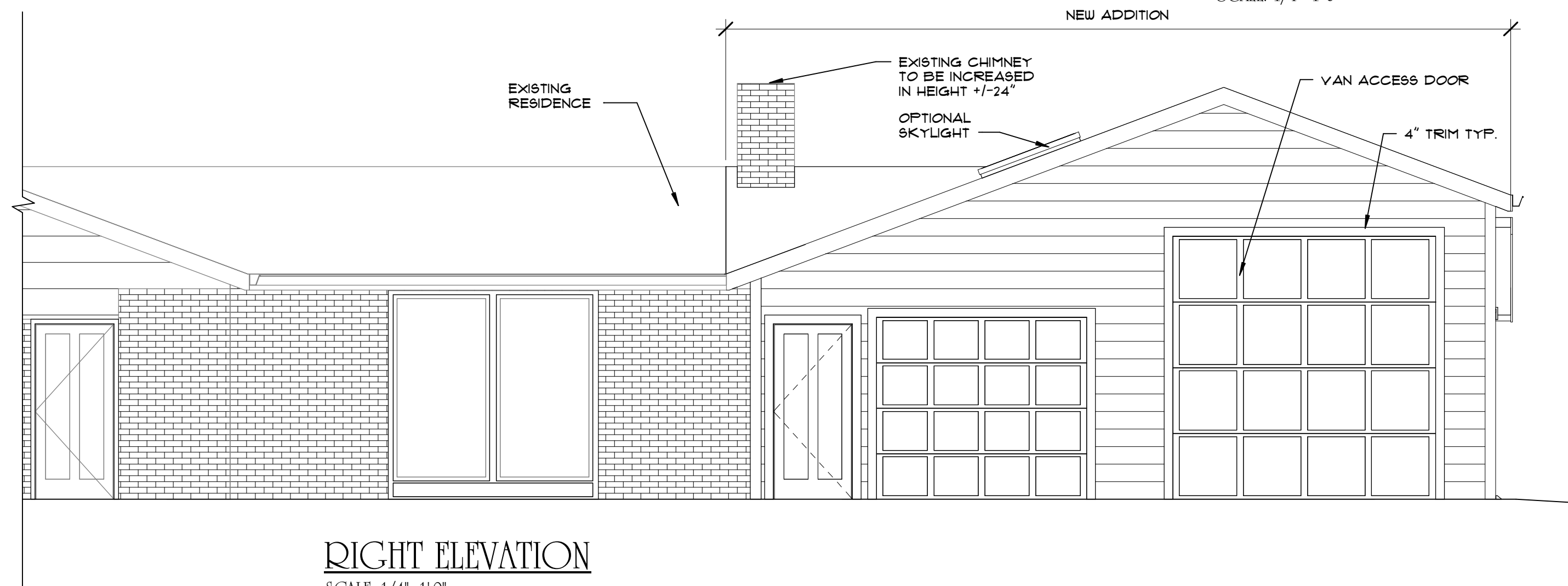
MERIDIAN LAND SURVEYING
21 POINT WEST BLVD
ST. CHARLES, MO 63301
PHONE: 636-939-2900 FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM
© 2020 MERIDIAN SURVEYING SERVICES, LLC
CORPORATE LICENSE NO. 2010021844

DRAFTER: MSC	REVIEWED BY: LCF	FIELD CREW: ACG/ALK
DATE: 07/02/2020	DRAWING NO: 01	PROJECT NO: 69389



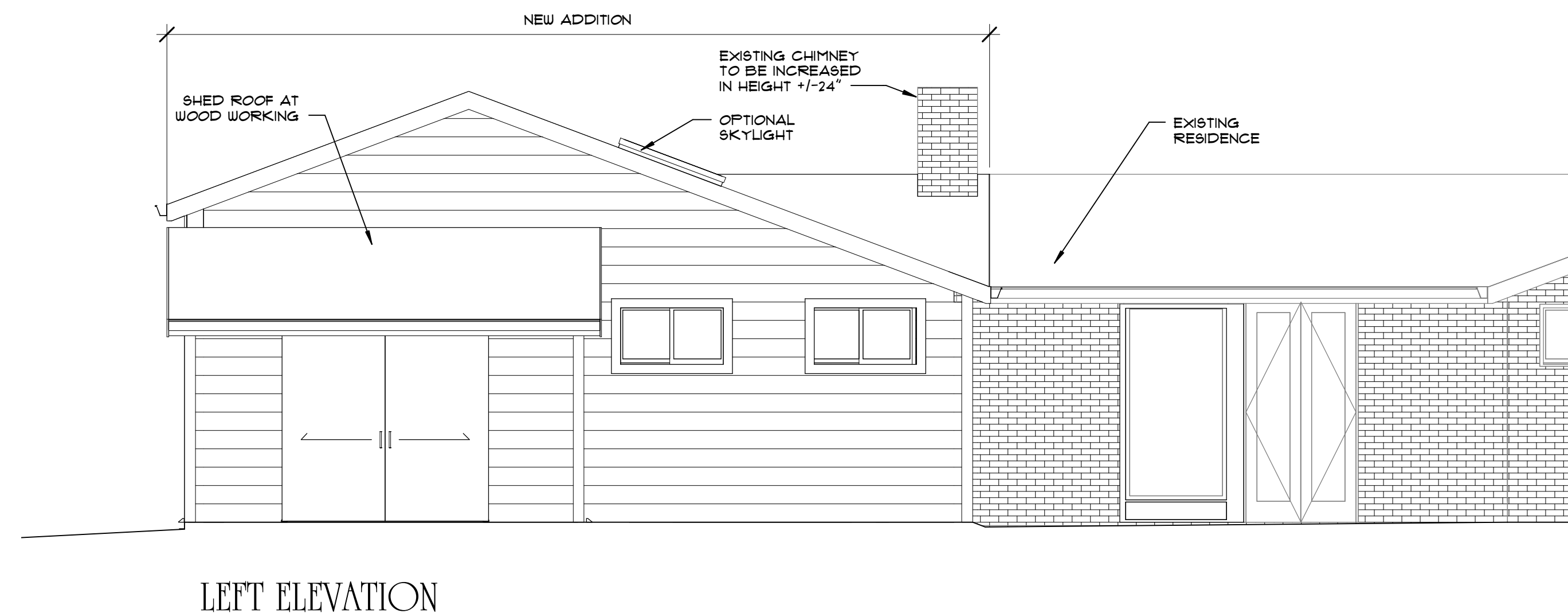
REAR ELEVATION

SCALE: 1/4"=1'-0"



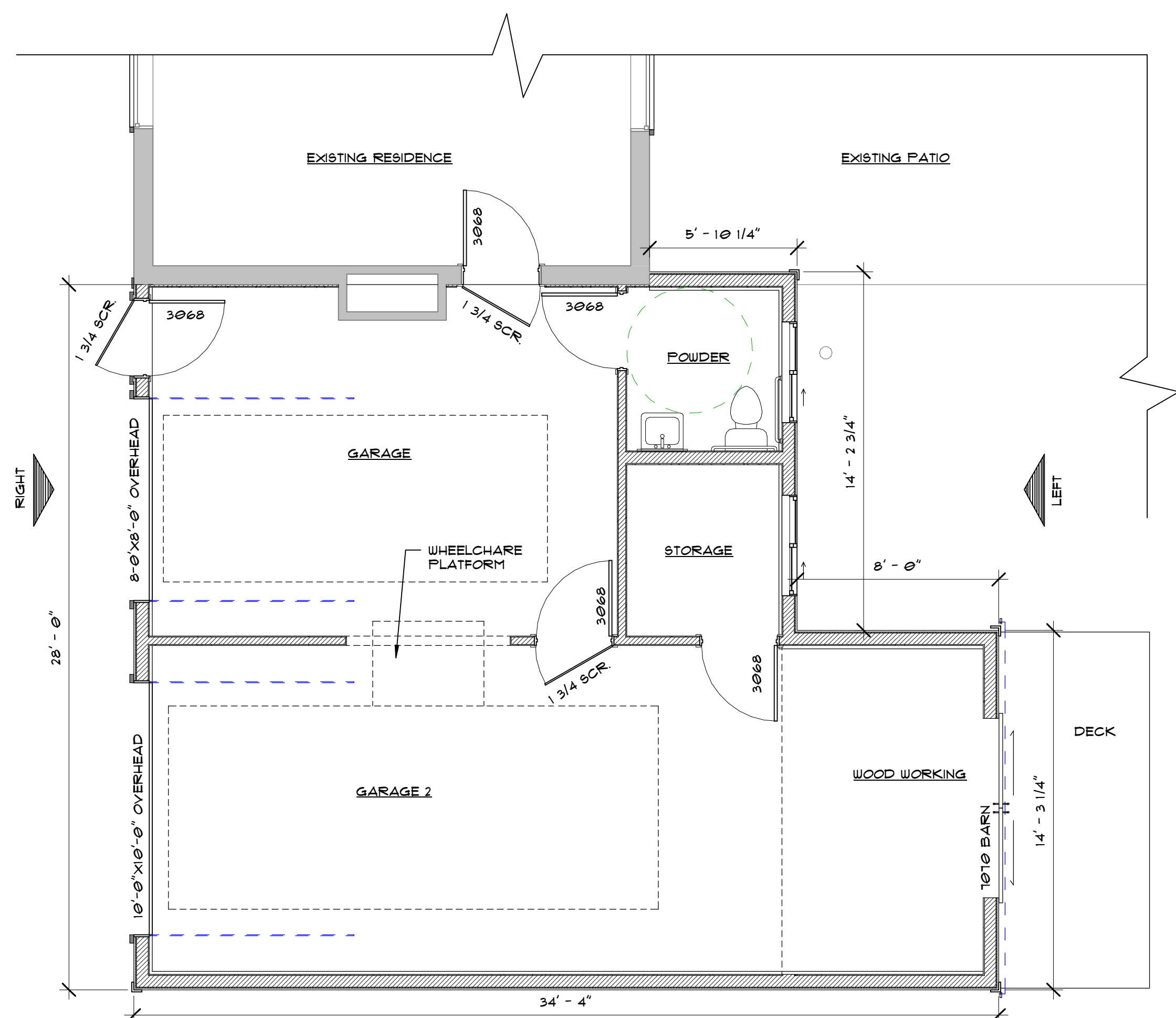
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"

LOT DATA AND ZONING REGULATIONS:

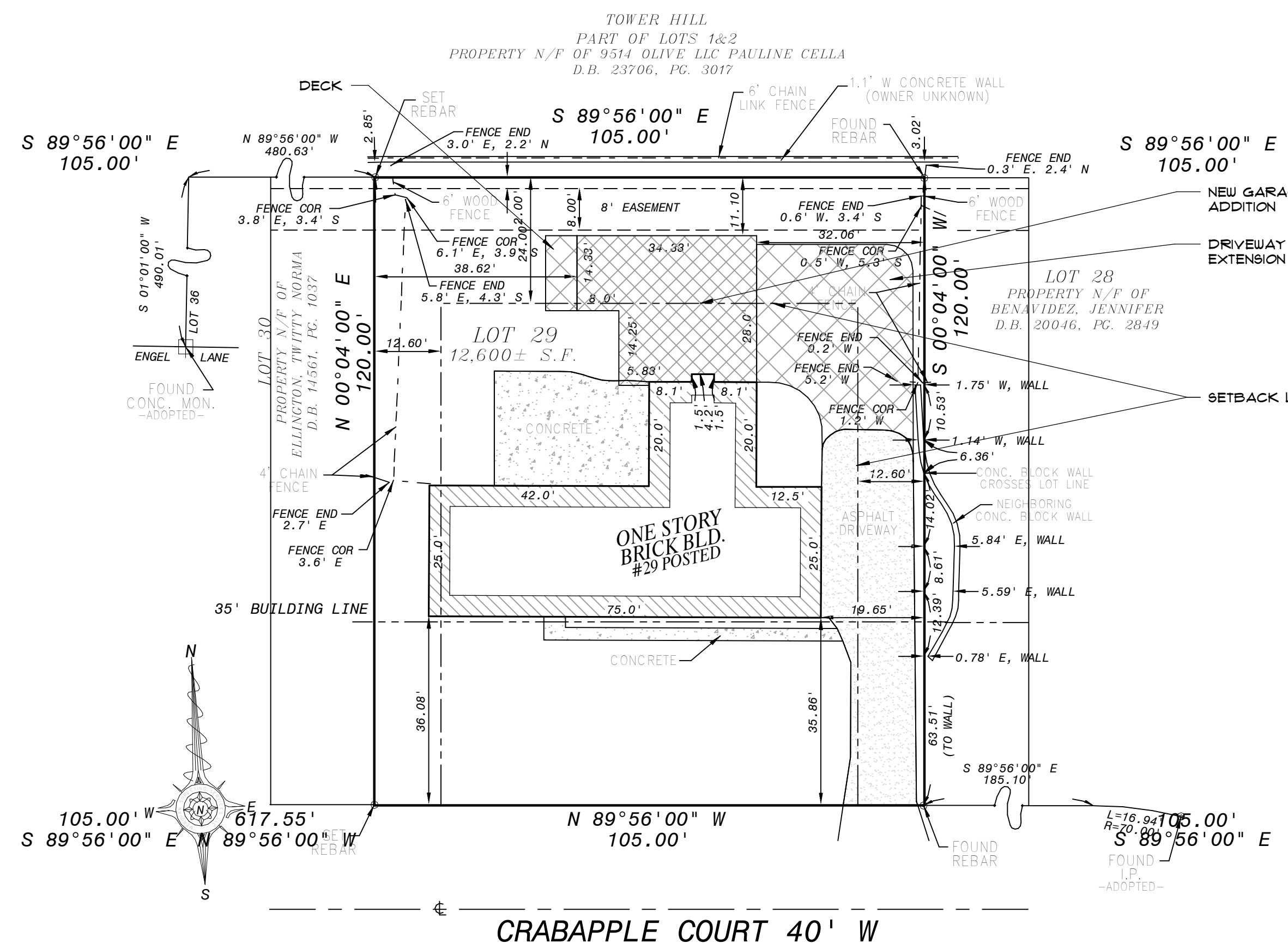
PROPERTY ZONE: SR SINGLE FAMILY RESIDENTIAL
 LOT AREA: 12,600 SQ. FT.
 PERMITTED SITE COVERAGE: 25% = 3,150 SQ. FT.
 PERMITTED RESIDENTIAL FLOOR AREA: 0.30 = 3,780 SQ. FT.
 LOT WIDTH: 105 FT.
 LOT DEPTH: 120 FT.
 FRONT YARD SETBACK: 35 FT.
 SIDE YARD SETBACK: (12% OF LOT WIDTH) = 12.60 FT.
 REAR YARD SETBACK: (20% OF LOT DEPTH) = 24.0 FT.

EXISTING IMPERVIOUS AREAS:

BUILDING FOOTPRINT: = 2,291.38 SQ. FT.
 DRIVEWAY/TURNAROUND/SIDEWALKS: 1,241 SQ. FT.
 OTHER HARD SURFACE AREA (BACK PORCH): 628.5 SQ. FT.
 TOTAL = 4,160.88 SQ. FT.

PROPOSED IMPROVEMENTS:

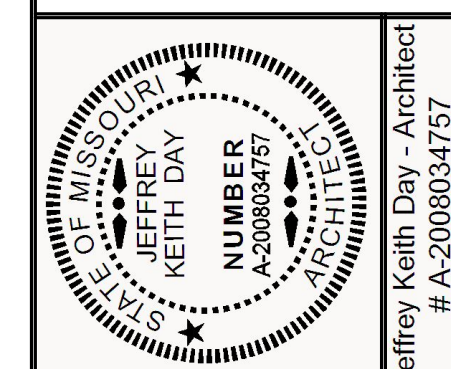
BUILDING FOOTPRINT: = 848 SQ. FT.
 DRIVEWAY/TURNAROUND/SIDEWALKS: 971 SQ. FT.
 OTHER HARD SURFACE AREA: DECK 84 SQ. FT.
 TOTAL = 1,903 SQ. FT.



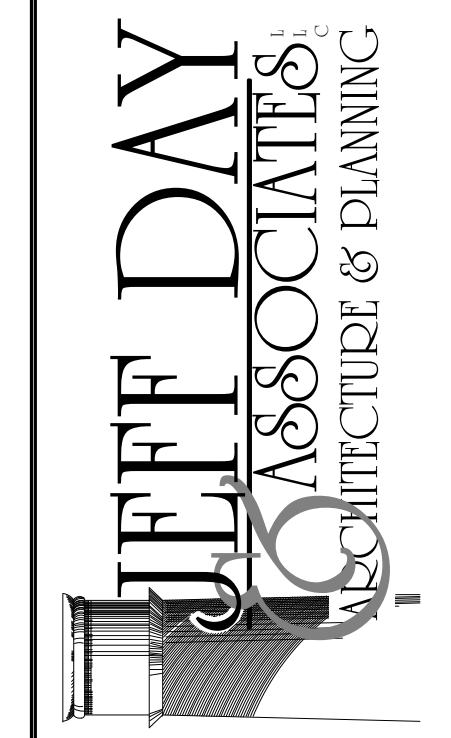
SITE PLAN

1" = 20'-0"

IMPORTANT NOTE:
 DURING CONSTRUCTION, REAL-WORLD CONDITIONS ARE ALWAYS DISCOVERED THAT DIFFER FROM THE CONSTRUCTION DOCUMENTS, AND THE ARCHITECT WILL REQUIRE COORDINATION AND ADJUSTMENTS IN DIMENSIONS AND THE SCOPE OF WORK. ALL DIMENSIONS SHALL BE CONFIRMED BY THE CONTRACTOR. DISCREPANCIES WITH DIMENSIONS SHOULD BE BROUGHT TO THE ATTENTION OF JEFF DAY & ASSOCIATES TO DISCUSS REMEDIAL ACTION. SUCH CHANGES IN THE SCOPE OF WORK WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.



14311 Manchester Rd.
 St. Louis, MO 63011
 314.644.2775
 www.jeffdayllc.com



Addition/Renovation for:
29 CRABAPPLE CT.
 Olivett, MO 63132

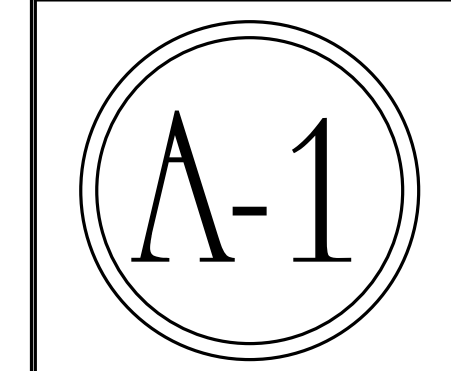
DATE: 4.07.2021

DRAWN BY: VWP

CHECKED BY: JKD

REVISED:

R1	00.00.00
R2	00.00.00
R3	00.00.00



Jeff Day & Associates, LLC
 Missouri State
 Certificate of Authority
 # A-2009027415