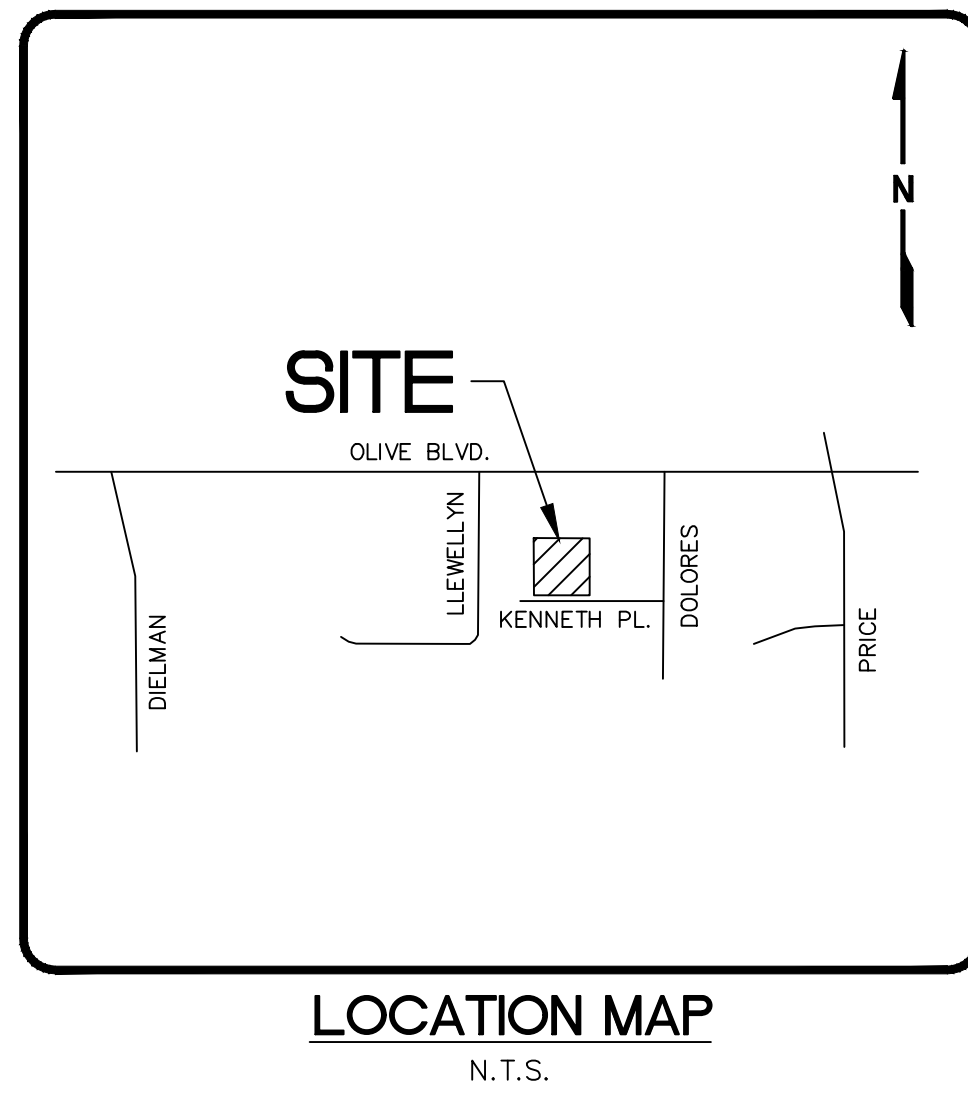


LEGEND

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.
 GF = GARAGE FLOOR ELEV.
 CO = CLEAN OUT
 DS = DOWNSPOUT

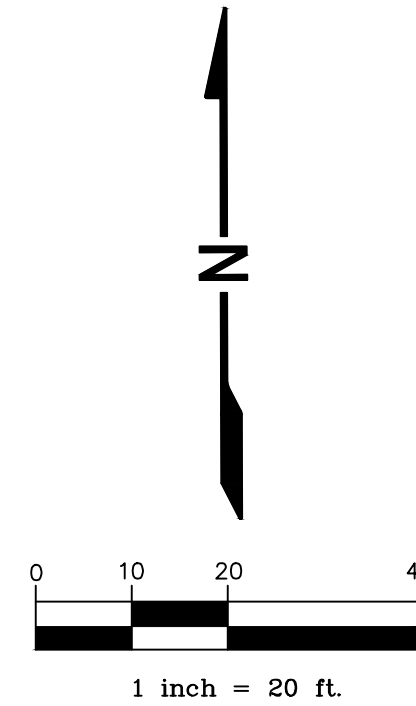


9325 & 9327 KENNETH PLACE

A TRACT OF LAND BEING PART 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

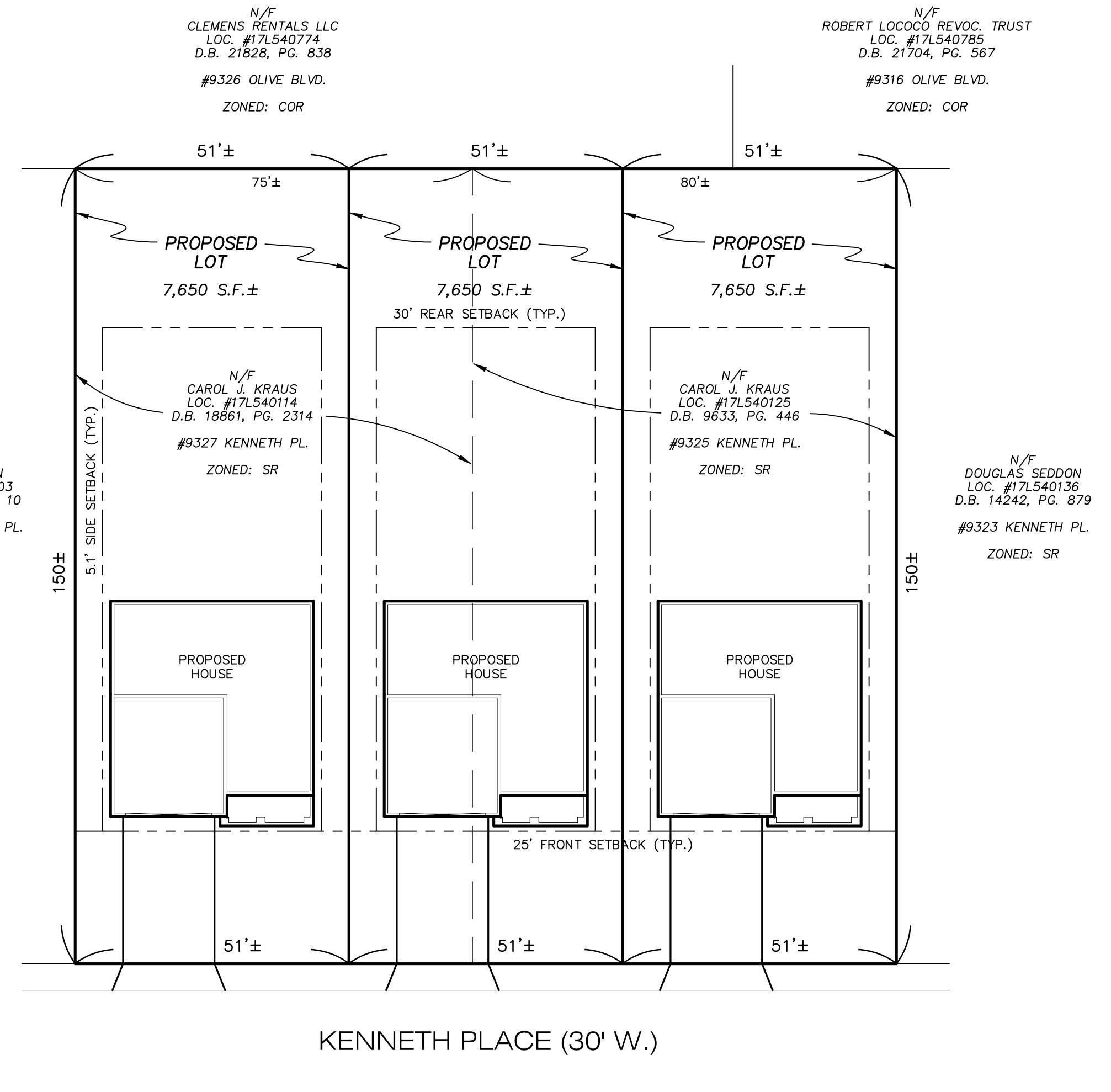
PROJECT DATA

LOCATOR NO. : 17L540125 & 17L540114
 ADDRESS : 9325 & 9327 KENNETH PLACE
 OLIVETTE, MO 63132
 OWNER : CAROL J. KRAUS
 ACREAGE OF TRACT : 0.53 Ac.±
 PRESENT ZONING : "SR" SINGLE FAMILY RESIDENTIAL
 PRESENT USAGE : SINGLE FAMILY RESIDENCE
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : LADUE
 FIRE DISTRICT : OLIVETTE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C021K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE



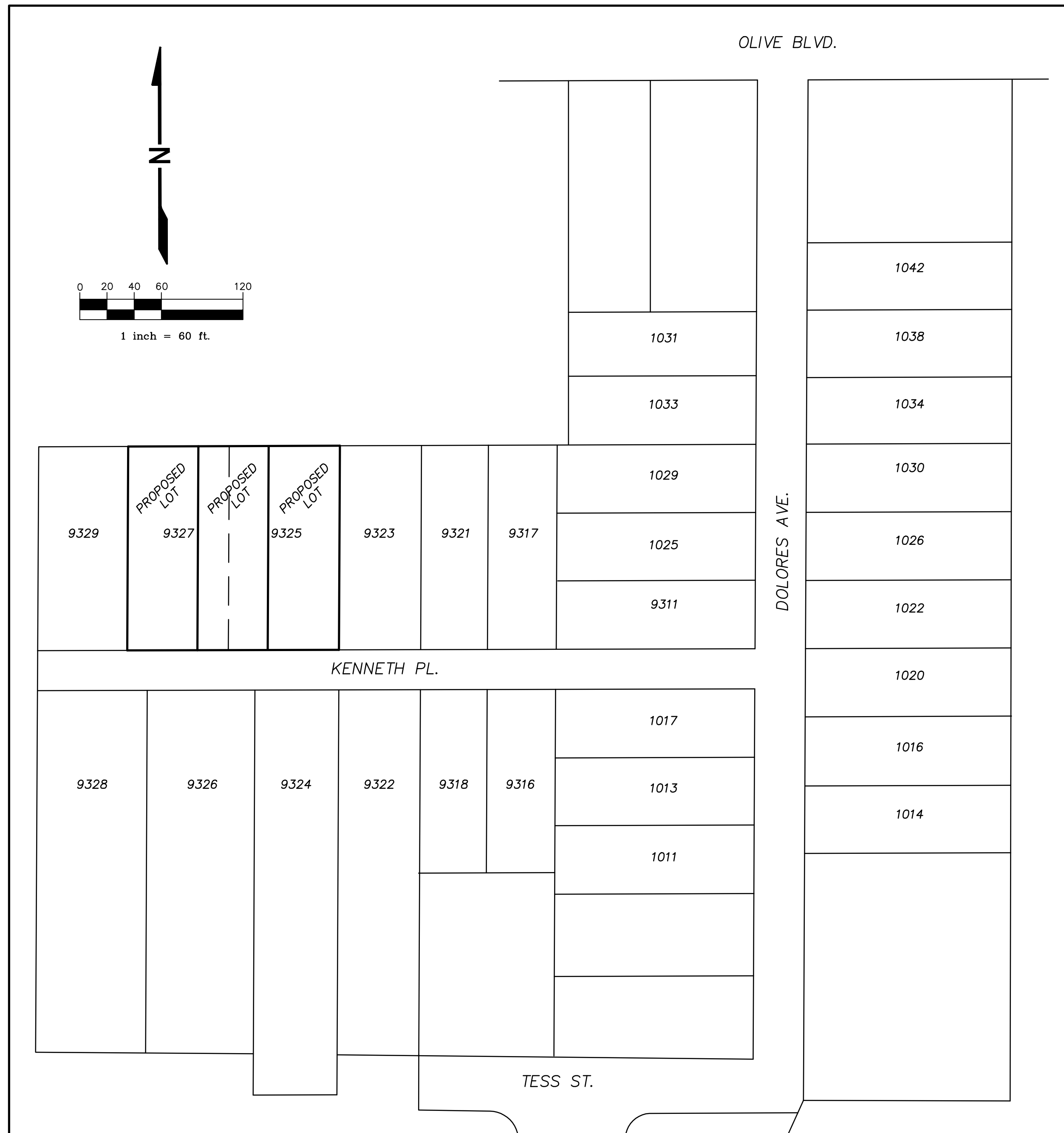
YARD SETBACK REQUIREMENTS

MINIMUM PER ZONING: FRONT = 25'
 SIDE = 5.1' (10% OF LOT WIDTH)
 REAR = 30' (20% OF LOT DEPTH)



ADDRESS	LOT WIDTH	LOT AREA (S.F.)
KENNETH PL. #9311	50'	7,500
#9316	50'	6,700
#9317	50'	7,500
#9318	50'	6,700
#9321	50'	7,500
#9322	60'	16,080
#9323	60'	9,000
#9324	60'	16,140
#9325	80'	12,000
#9326	80'	21,440
#9327	75'	11,250
#9328	81'	21,708
#9329	65'	9,750
TOTAL	811'	153,268
AVERAGE	62.4'	11,790
DOLORES AVE. #1011	50'	7,350
#1013	50'	7,350
#1014	50'	7,500
#1016	50'	7,500
#1017	50'	7,300
#1020	50'	7,500
#1022	50'	7,500
#1025	50'	7,300
#1026	50'	7,500
#1029	50'	7,350
#1030	50'	7,500
#1031	50'	6,850
#1033	50'	6,850
#1034	50'	7,500
#1038	50'	7,500
#1042	50'	7,500
TOTAL	800'	117,850
AVERAGE	50'	7,366
COMBINED AVERAGE	55.55'	9,349

NOTE: THE ABOVE LOT INFORMATION IS BASED ON RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.



THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER HAS BEEN AUTHENTICATED BY HIS SEAL AND DATED ONLY, INCLUDING GRADING, DRAINAGE, APPROPRIATE TO THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE ELEMENTS SPECIFICALLY IDENTIFIED IN THE ELEMENTS INCLUDING RETAINING WALLS, FOUNDATIONS, STRUCTURES, AND ALL RECOMMENDATIONS, UTILITY DISTRIBUTION METHODS AND SCHEDULING, ANY AND ALL METHODS AND SCHEDULING, ANY AND ALL OR REPORTS THAT DO NOT BEAR THE SEAL OR DATE OF THE ENGINEER.

Kennedy 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

VANCE ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200302194

9325 + 9327 KENNETH PLACE
CONCEPTUAL SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE, P.E.
 E-25616
 REVISED

21191
 10/08/21
1 / 1
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