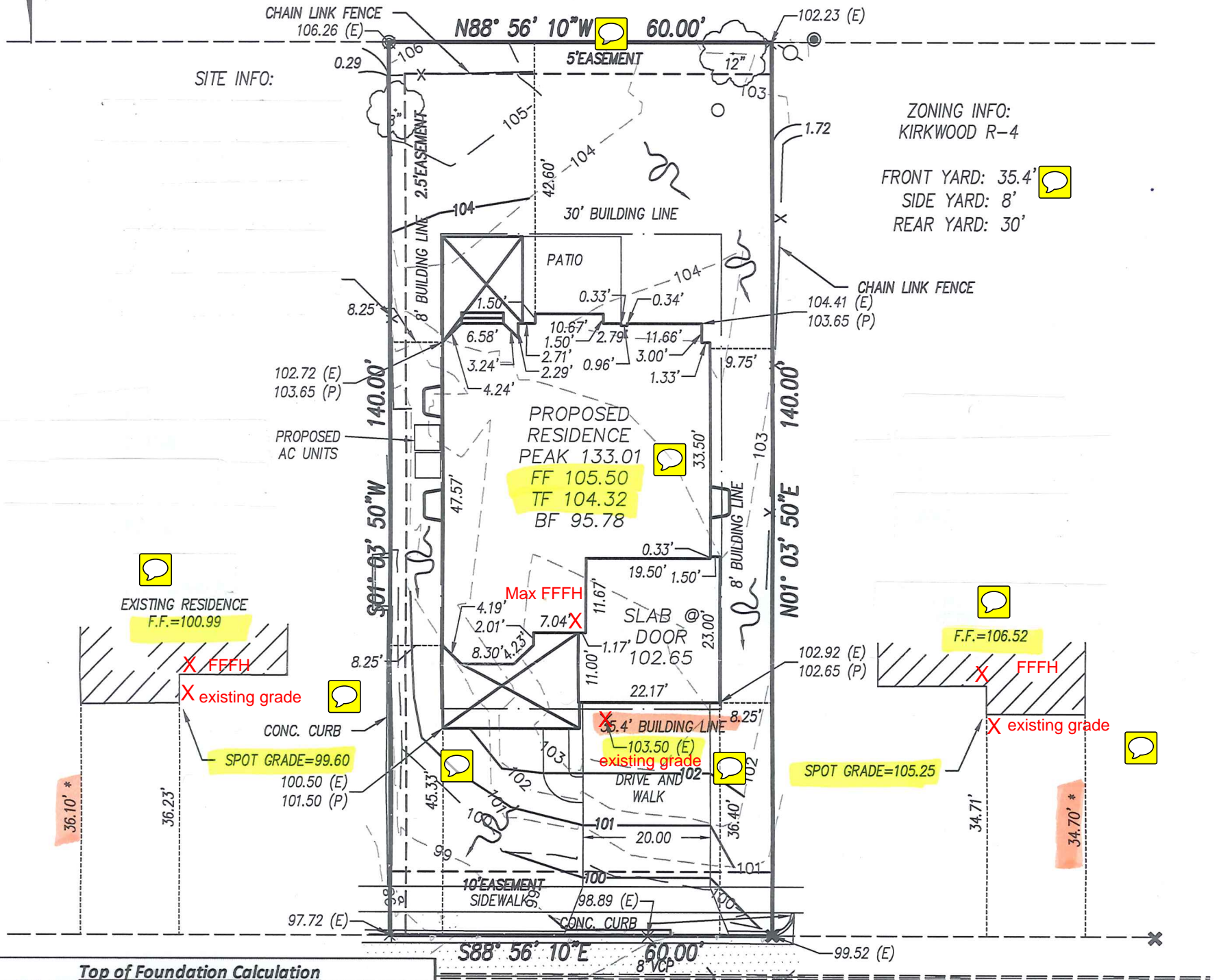
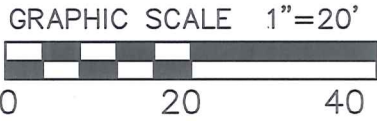


SITE PLAN PROPOSED CONDITIONS

(NORTH ARROW
ADOPTED FROM
RECORD PLAT)



SITE INFO:

ZONING INFO:
KIRKWOOD R-4

FRONT YARD: 35.4'
SIDE YARD: 8'
REAR YARD: 30'

Top of Foundation Calculation	
Existing Spot Grade at Middle of Foundation	103.50
Finished floor of House # 134	100.99
Spot Grade at Middle of House # 134	99.60
Finished First Floor Height	1.39
Finished floor of House # house	106.52
Spot Grade at Middle of House # house	105.25
Finished First Floor Height	1.27
Averaged Finished First Floor Height	1.33
MAX FF (Averaged FFFH + Existing Spot)	104.83
MAX Top of Foundation (MAX FF - 1.18)	103.65
The maximum finished first floor height is less than 24". The Proposed FF Elev. will be set using the existing spot elevation measured at the middle of the existing house, adding 24" per city ordinance	
Adjusted MAX FF	105.50
Adjusted Max TF	104.32

Front Yard Setback Calculation	
Front yard setback house # 134	36.1
Front yard setback house # 142	34.7
Minimum Front Building Setback	35.4

Existing Site Coverage		Proposed Site Coverage	
Lot Area	8,400 sq.ft.	Lot Area	8,400 sq.ft.
Total	2651 sq.ft. 31.6 %	Total	3866 sq.ft. 46.0 %
House	1518 sq.ft.	Residence	2804 sq.ft.
Driveway	808 sq.ft.	Driveway	574 sq.ft.
Front Porch	15 sq.ft.	Front Porch	260 sq.ft.
Front Walk	74 sq.ft.	Patio	195 sq.ft.
Sidewalk	236 sq.ft.	AC Pad	33 sq.ft.



NOTICE

A **Boundary Survey** signed and sealed by a Missouri registered surveyor indicating the exact location of the foundation on the lot **shall be submitted** after the foundation is placed and the floor system is constructed with sheathing. **No other construction** shall take place until this boundary survey has been submitted to the Building Commissioners office and approved.

The approved setbacks for _____ are:

North side: _____ West Side: _____

South Side: _____ East Side: _____

Top of foundation elevation _____

* Finish Floor Height elevation _____

**Maximum Finish Floor Height Allowed _____

The Boundary Survey shall include:

- 1.)The least dimension of the foundation to each property line at all sides.
- 2.)Dimensions of the foundation
- 3.) Top of foundation elevation
- 4.) Top (*finish floor height*) of the sub-floor elevation

A "Surveyor's Real Property Report" shall not be acceptable as the foundation survey

Permit # _____ Date _____

* *Finished first floor height:* The height of a finished first floor measured horizontally at the existing finished grade to the finished first floor at the center of the front foundation wall as depicted in diagram below

***Infill Residential Finished First Floor Height and Grade Adjustment.*

The maximum finished first floor height for new residential structures for an interior lot located between two improved lots shall be determined by averaging the two existing finished first floor heights of the structures on either side of the subject lot.

The maximum finished first floor height for new residential structures located (1) between an improved lot on one side and vacant lot on the other side or (2) between an improved lot and a street or (3) between a vacant lot and a street shall be determined by averaging the existing finished first floor heights of every improved lot within 200 feet, beginning from the property line of subject lot, in the same block and on the same street frontage. For corner lots the measurement shall be taken along both frontages and the more restrictive of the two averages shall apply.

However, when the maximum finished first floor height for a new residential structure is calculated to be less than 24 inches, the maximum finished first floor height for the new residential structure may be set to 24 inches, but if the maximum finished first floor height for the new residential structure would still result in any portion of the new foundation being below the minimum requirements of the adopted Building Code, a grade adjustment of up to 12 inches may be added to the maximum finished first floor height.

