

PROMISE COMMUNITY HOMES

2465 Brown Lane
Florissant, MO 63033

OWNER:
Promise Community Homes
1240 Dautel Ln, St. Louis, MO 63146
OWNER'S PROJECT #:
TRIVER'S PROJECT #: 25001.00



SHEET INDEX		
SHEET		
NUMBER	SHEET	TITLE
ARCHITECTURAL		
G-000	COVER	
CIVIL		
SDP 1		TITLE SHEET
SDP 2		EXISTING SITE AND DEMOLITION PLAN
SDP 3		SITE DEVELOPMENT PLAN
SDP 4		SITE DETAILS
LANDSCAPE		
LDP 1		LANDSCAPE DEVELOPMENT PLAN - TREE PLANTING PLAN
LDP 2		LANDSCAPE DEVELOPMENT PLAN - UNDERSTORY PLANTING PLAN
LDP 3		LANDSCAPE DEVELOPMENT PLAN - SCHEDULE AND DETAILS
LDP 4		LANDSCAPE DEVELOPMENT PLAN - SITE LIGHTING
ARCHITECTURAL		
AS-101		SITE PLAN
A-101		FLOOR PLAN
A-201		BUILDING ELEVATIONS

PEU APPLICATION

02.23.2026



ARCHITECT:
TRIVERS
380 North 18th Street, Suite 100
St. Louis, MO 63102
314.241.2900
314.241.2909 Fax
Project Manager: Neil Chace
Project Architect: Madison Booher

nchace@trivers.com
mbooher@trivers.com



LANDSCAPE ARCHITECT:
DG2 DESIGN

4635 MO-109 #102
Eureka, MO 63025
636.549.9007
Main Contact: Derek Don

ddon@dg2design.com



CIVIL ENGINEER:
GRIMES CONSULTING, INC.

12300 Old Tesson Road
St. Louis, MO 63128
314.849.6100
Main Contact: Lenny Meers

lennym@grimesconsulting.com



Location Map



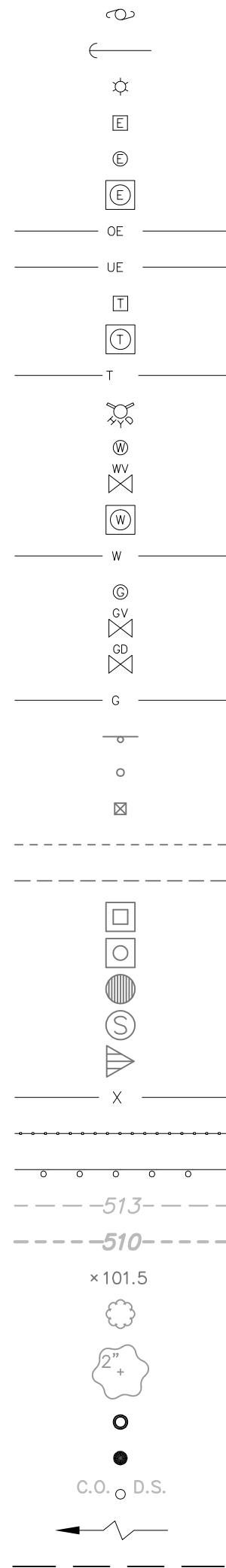
PROMISE COMMUNITY HOMES

PART OF EAST HALF OF LOT 20 OF ST. FERDINAND COMMONS
TOWNSHIP 47 NORTH, RANGE 6 EAST
UNINCORPORATED ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN

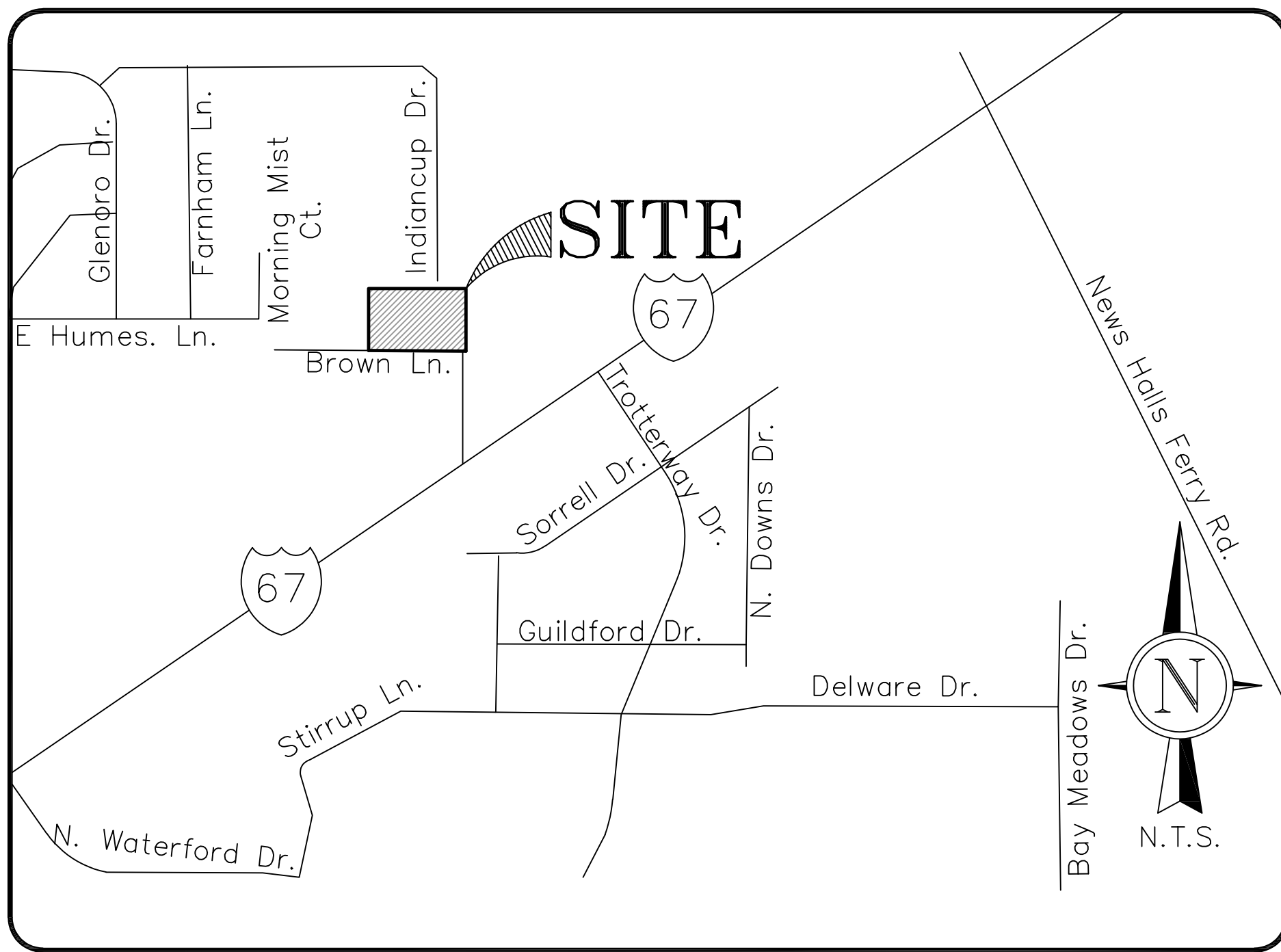
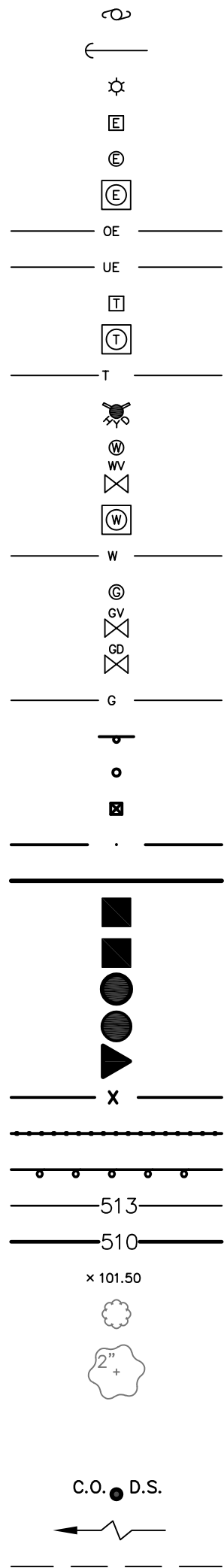
LEGEND

EXISTING



UTILITY POLE
GUY WIRE
LIGHT STANDARD
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE BOX
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MANHOLE
WATER LINE
GAS METER
GAS VALVE
GAS DRIP
GAS LINE
STREET SIGN
BOLLARD OR POST
MAILBOX
SANITARY SEWER
STORM SEWER
STORM DRAIN GRATE INLET
STORM DRAIN AREA INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
FLARED END SECTION
FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION
GUARDRAIL
MINOR CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL
SPOT ELEVATION
BUSH OR SHRUB
TREE W/APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT
SWALE
UTILITY EASEMENT

PROPOSED



LOCATOR MAP

SITE DATA

DEVELOPER/OWNER: PROMISE COMMUNITY HOMES
1240 DAUDEL LANE
ST. LOUIS, MO 63146

SITE ADDRESS: 2465 BROWN LANE

ZONING: R-4 RESIDENCE DISTRICT REGULATIONS

MINIMUM SETBACKS REQUIRED: AS APPROVED BY ST. LOUIS COUNTY PLANNING DEPARTMENT

OBJECTIVE: CONSTRUCT A MULTI-FAMILY BUILDING WITH PARKING

SITE AREA: 2.627 ACRES (144,415 SQ. FT.)

UNIT COUNT: 10 DWELLING UNITS
PARKING: 15 SPACES REQUIRED
28 SPACES PROVIDED

WATERSHED: COLDWATER CREEK

FLOOD MAP: THE SURVEYED TRACTS AS SHOWN HEREON LIES WITHIN FLOOD ZONE X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE INDEX MAP 29189C0006 K EFFECTIVE DATE: AUG. 2, 1995

INDEX

- SDP 1 TITLE SHEET**
- SDP 2 EXISTING SITE PLAN**
- SDP 3 PROPOSED SITE PLAN**
- SDP 4 SITE DETAILS**

UTILITY/AGENCY CONTACTS

WATER
MISSOURI AMERICAN WATER CO
727 CRAIG RD
ST. LOUIS, MO 63141
(314) 996-2300

SEWER DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET ST.
ST. LOUIS, MO 63103
CONTACT: PLAN REVIEW
(314) 768-6200

GAS
SPIRE
720 OLIVE ST.
ST. LOUIS MO 63101
(314) 342-0709

FIRE PROTECTION
FLORISSANT VALLEY FIRE PROTECTION DISTRICT
661 ST. FERDINAND ST.
FLORISSANT, MO 63031
(314) 837-4894

ELECTRIC
AMEREN U.E.
P.O. BOX 66149, MC 700
ST. LOUIS, MO 63166-6149
(866) 992-6619

GRIMES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GRIMES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN 26MSD-TBD).

LAND AREA DISTURBED = 2.32 AC
RUNOFF DIFFERENTIAL = 1.59 CFS

BENCH MARK

USGS-NGVD DATUM

STL. CO. #4320: 543.20 FMS NAVD88 - Cut "U" in the top southeast edge of the round concrete base for an overhead parking light situated in the grass north of the sidewalk and south of the parking lot of the Longhorn Steak House restaurant addressed as #2317 N. Highway 67 street (also known as North Lindbergh boulevard); roughly 62 feet north of the centerline of Lindbergh Boulevard, 108 feet west of the centerline of entrance drive to shopping center anchored by a Target store, and 69 feet southeast of the southeast corner of Longhorn Steak House restaurant building.

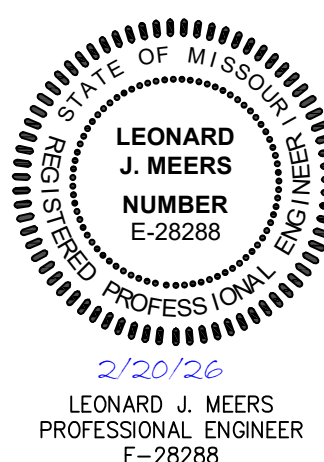
SITE BENCH MARK

542.03 FMS NAVD88 - SET BENCH TIE NAIL IN NORTH OF UTILITY POLE.

THIS TO CERTIFY THAT WE HAVE DURING JANUARY OF 2026, PREPARED A SITE DEVELOPMENT PLAN AND THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS TO THE BEST OF OUR KNOWLEDGE AND THE RESULTS ARE SHOWN HEREON.

GRIMES CONSULTING, INC.

LEONARD J. MEERS, P.E.



Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

M.S.D. BASE MAP J-7
LOC. NO. 07J-62-1605
ZIP CODE 63033

ABBREVIATIONS

ARCH - ARCHITECTURAL	CONC - CONCRETE	GAL - GALLON
ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS	CY - CUBIC YARDS	H/C - HANDICAPPED
ATG - ADJUST TO GRADE	DCI - DOUBLE CURB INLET	HDPE - HIGH DENSITY POLYETHYLENE PIPE
BA - BATHROOM	DEPT - DEPARTMENT	HG - HYDRAULIC GRADE
BK - BOOK	DIA - DIAMETER	HYD - HYDRANT
BM - BENCHMARK	DIP - DUCTILE IRON PIPE	INV - INVERT
BR - BEDROOM	DS - DOWNSPOUT	LF - LINER FOOT (FEET)
CB - CITY BLOCK	ELEV - ELEVATION	MAX - MAXIMUM
CI - CURB INLET	EM - ELECTRIC MANHOLE	MBSL - MINIMUM BUILDING SETBACK LINE
CO - CLEAN OUT	ESMT - EASEMENT	MEP - MECHANICAL, ELECTRICAL, AND PLUMBING (PLANS)
CMP - CORRUGATED METAL PIPE	EX - EXISTING	MH - MANHOLE
CPP - CORRUGATED POLYETHYLENE PIPE	FD - FLOOR DRAIN	MIN - MINIMUM
	FDC - FIRE DEPARTMENT CONNECTION	MISC - MISCELLANEOUS
	FES - FLARED END SECTION	MSD - METROPOLITAN ST. LOUIS SEWER DISTRICT
	FF - FINISH FLOOR	N/F - NOW OR FORMERLY
	FL - FLOW LINE	NTS - NOT TO SCALE
	GI - GRATE INLET	OC - ON CENTER
		PWMT - PAVEMENT

PC - PORTLAND CEMENT	SWPPP - STORM WATER POLLUTION PREVENTION PLAN
P.C.C. - PORTLAND CEMENT CONCRETE	TBA - TO BE ABANDONED
PG - PAGE	TBR - TO BE REMOVED
PL or L - PROPERTY LINE	TBR&R - TO BE REMOVED AND REPLACED
PSI - POUNDS PER SQUARE INCH	TS - TAIL STAKE
PS - PARKING SPACE(S)	TSCL - TEMPORARY SLOPE CONSTRUCTION LICENSE
PROP - PROPOSED	TW - TAILWATER
PUD - PLANNED UNIT DEVELOPMENT	TYP - TYPICAL
PVC - POLY VINYL CHLORIDE	UTIL - UTILITY, UTILITIES
PWMT - PAVEMENT	UIP - USE IN PLACE
RC - REINFORCED CONCRETE	UNO - UNLESS NOTED OTHERWISE
RCP - REINFORCED CONCRETE PIPE	VCP - VITRIFIED CLAY PIPE
ROW - RIGHT OF WAY	YD - YARD DRAIN
SF - SQUARE FOOT	W - WIDE, WIDTH
SY - SQUARE YARD	WCE - WEIR CREST ELEVATION
SAN - SANITARY	WV - WATER VALVE
SCHD - SCHEDULE	
SDR - STANDARD DIMENSION RATIO	
SPEC(S) - SPECIFICATION(S)	

LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

PREPARED FOR:
TRIVERS ASSOCIATES
CONTACT: NEIL CHACE
380 North 18th Street, Suite 100
ST. LOUIS, MO 63103
PH: (314) 446-5037
E: nchace@trivers.com

Trivers
380 North 18th Street, Suite 100
St. Louis, MO 63103
314.241.2900

Consultant 1 - Landscape Design
Consultant 1 - DG2 Design
Consultant 1 - 4835 MO-109 #102
Consultant 1 - Eureka, MO 63025

Consultant 2 - Civil Engineering
Consultant 2 - Grimes Consulting
Consultant 2 - 12300 Old Tesson Rd
Consultant 2 - St. Louis, MO 63128



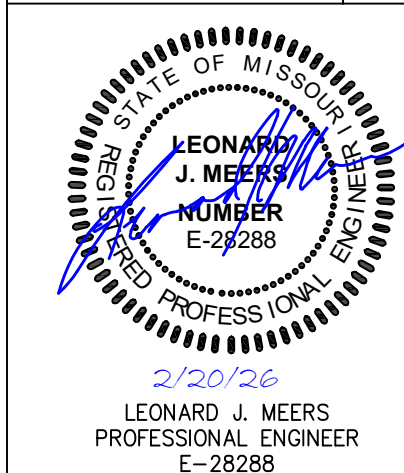
GRIMES CONSULTING, INC.
12300 OLD TESSON RD
SUITE 300D
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6010
www.grimesconsulting.com
PE COAF E-1470-D
PLS COAF LS-343-D

PROMISE COMMUNITY HOMES

1240 Daudel Ln, St. Louis, MO 63146

Promise Community Homes

25001.00 PROMISE COMMUNITY HOMES - PEI APPLICATION



LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

PROJECT #: GC #4408

TITLE SHEET

SDP 1

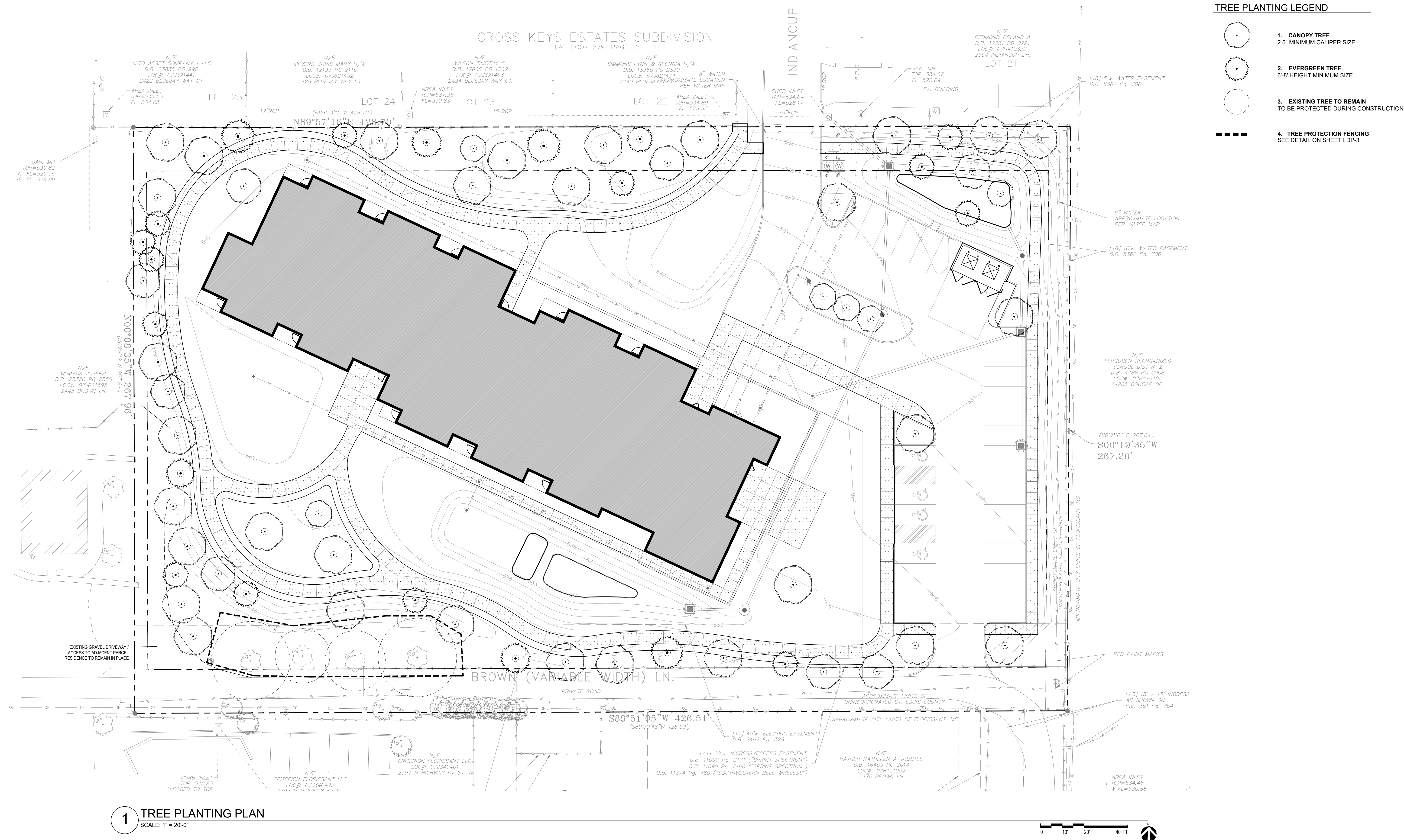


These drawings have been prepared by Trivers Associates and contain proprietary and confidential information that is the intellectual property of Trivers Associates. Reproduction and use of these documents or the underlying design concepts contained therein without the prior and written permission of Trivers Associates is prohibited.

These drawings have been prepared for use on a specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappropriate. Trivers Associates assumes no responsibility or liability for the use of these drawings on projects other than the project for which they were created.

[illegible]

No.	Description	Date
-----	-------------	------



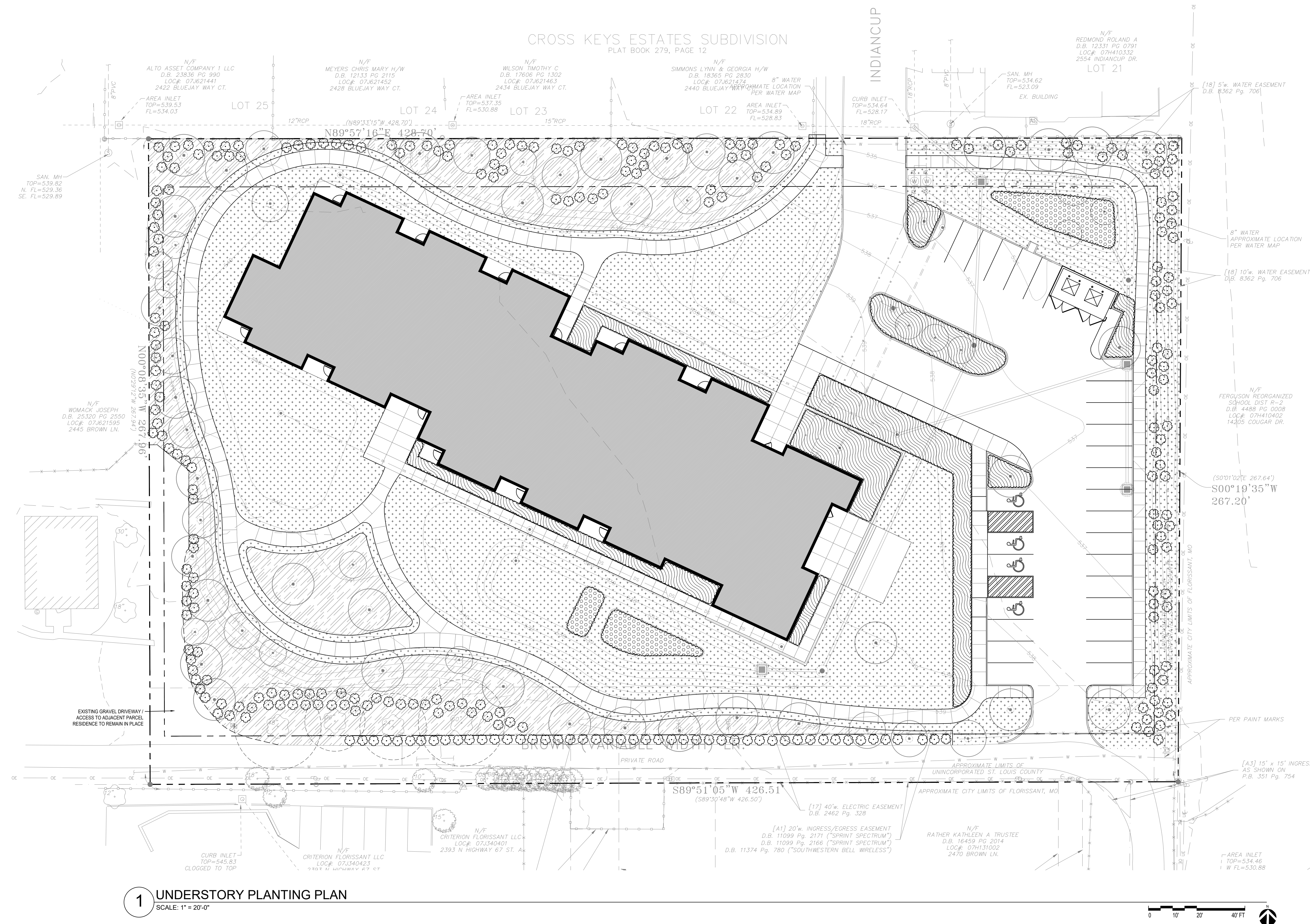
	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Notes
Front Yard (north)	429 feet	22	25	86	86	
Side Yard (west)	267 feet	14	18	54	42	Access to adjacent property being maintained
Side Yard (east)	267 feet	14	0	54	54	Water main and overhead electric do not allow for trees
Rear Yard (south)	429 feet	22	15	86	87	Protecting and keeping 4 mature trees, equalling 138 total caliper inches, which is the equivalent of fifty-five (55) new 2.5" caliper trees
		72	58	280	269	



These drawings have been prepared by Trivers Associates and contain proprietary and confidential information that is the intellectual property of Trivers Associates. Reproduction and use of these documents or the underlying design concepts contained therein without the prior and written permission of Trivers Associates is prohibited. These drawings have been prepared for use on a specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappropriate. Trivers Associates assumes no responsibility or liability for the use of these drawings on projects other than the project for which they were created.

[illegible]

No.	Description	Date
	Landscape Development Plan	
	Understory Planting	
	Plan	



1 UNDERSTORY PLANTING PLAN

	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Notes
Front Yard (north)	429 feet	22	25	86	86	
Side Yard (west)	267 feet	14	18	54	42	Access to adjacent property being maintained
Side Yard (east)	267 feet	14	0	54	54	Water main and overhead electric do not allow for trees
Rear Yard (south)	429 feet	22	15	86	87	Protecting and keeping 4 mature trees, equaling 138 total caliper inches, which is the equivalent of fifty-five (55) new 2.5" caliper trees
		72	58	280	269	

D

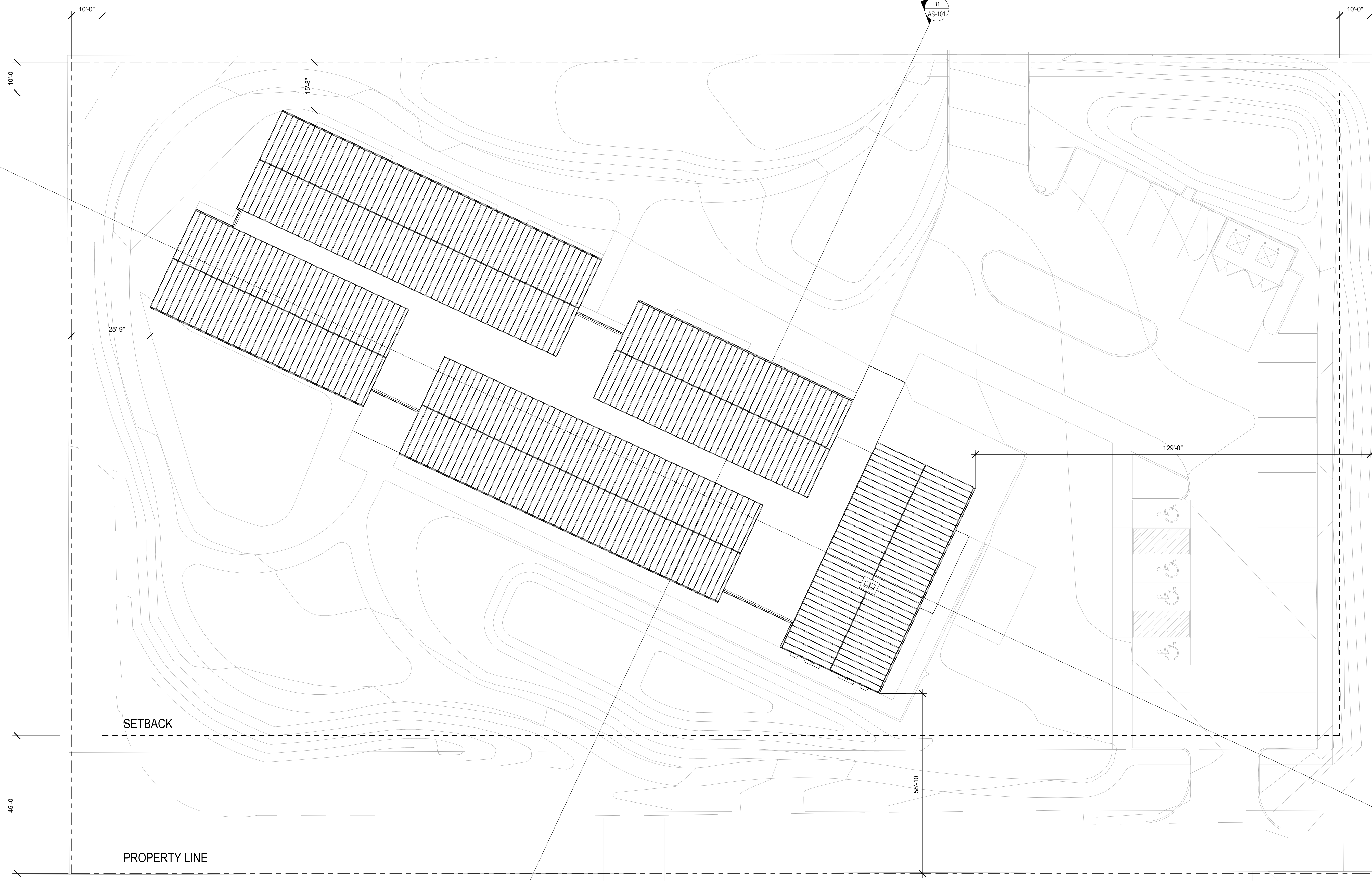
C

B

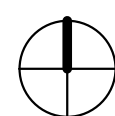
A

A1
AS-101

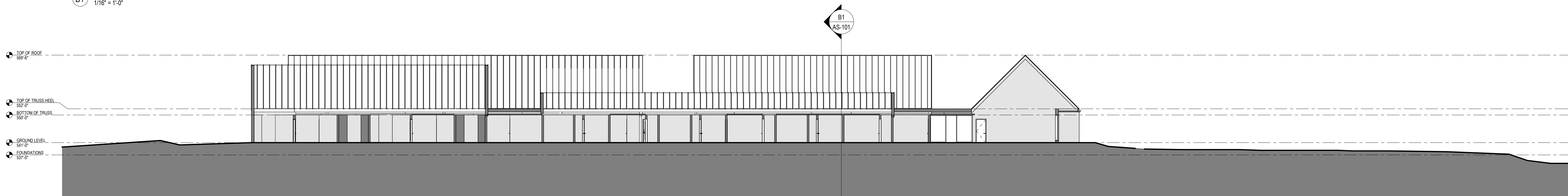
B1
AS-101



(C1) SITE PLAN
1/16" = 1'-0"



(B1) SHORT SITE SECTION - LOOKING NORTH WEST
1/16" = 1'-0"



(A1) LONG SITE SECTION - LOOKING NORTH EAST
1/16" = 1'-0"

1

2

3

4

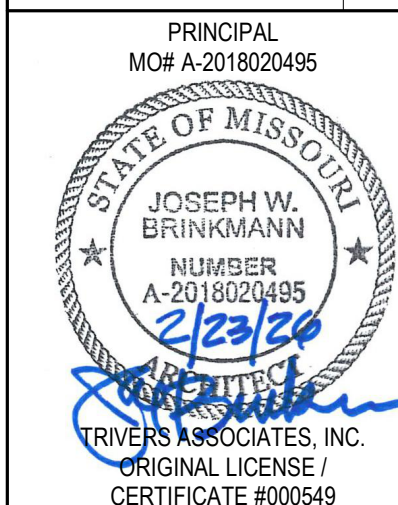
5

6

PROMISE COMMUNITY HOMES

2465 Brown Lane
Florissant, MO 63033

25001.01 PROMISE COMMUNITY HOMES - CONCEPT DESIGN SET



These drawings have been prepared by Trivers Associates and contain proprietary and confidential information that is the intellectual property of Trivers Associates. Reproduction and use of these documents or the underlying design concepts contained therein without the prior and written permission of Trivers Associates is prohibited. These drawings have been prepared for use on a specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappropriate. Trivers Associates assumes no responsibility or liability for the use of these drawings on projects other than the project for which they were created.

Trivers Associates, Inc. 2024
PROJECT #: 25001.00

No.	Description	Date
-----	-------------	------

SITE PLAN

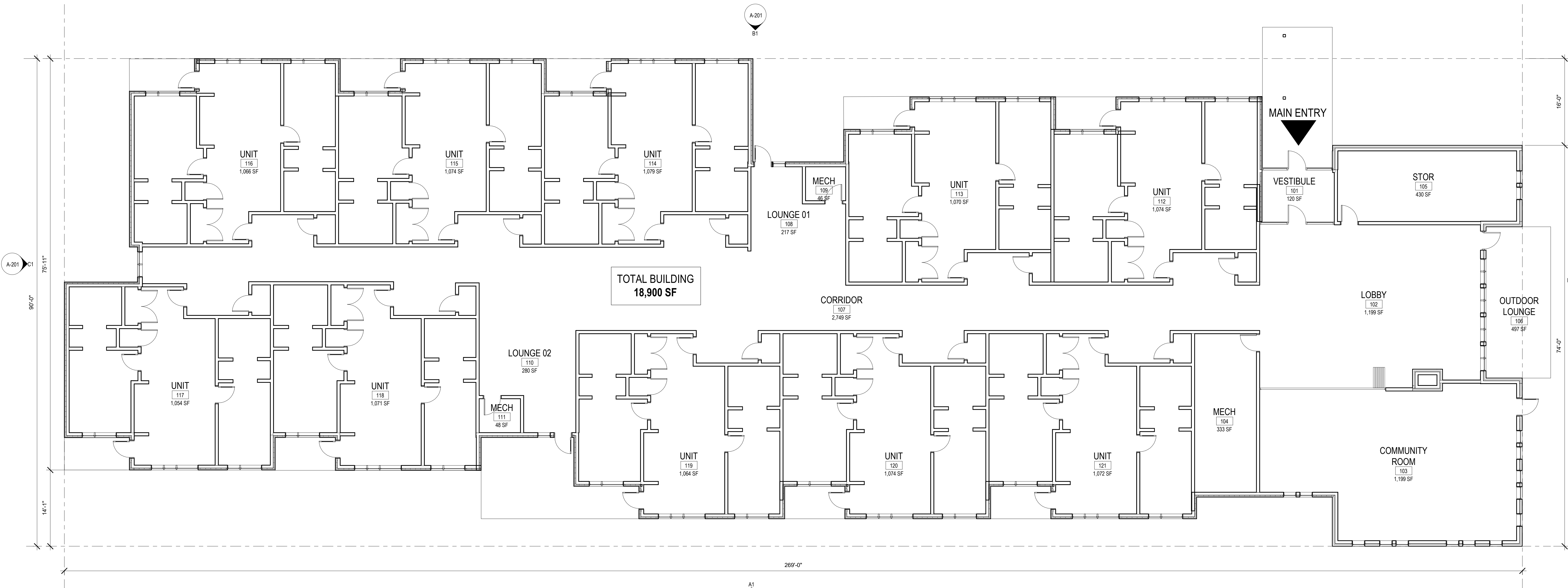
AS-101

D

C

B

A



(A1) FLOOR PLAN
1/8" = 1'-0"



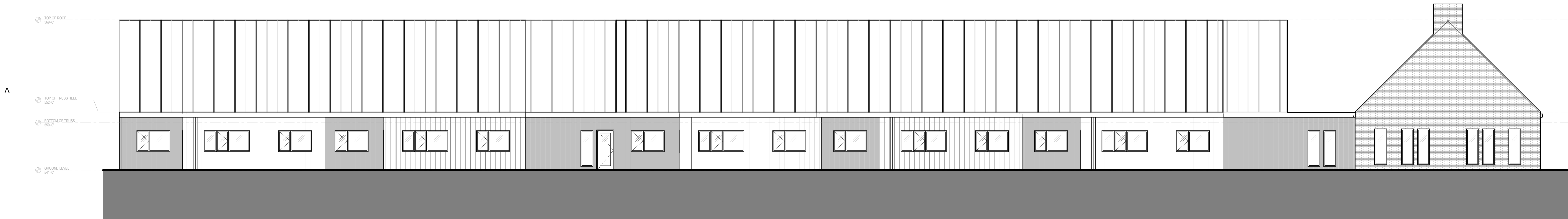
D1 EAST BUILDING ELEVATION
1/8" = 1'-0"



C1 WEST BUILDING ELEVATION
1/8" = 1'-0"



B1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



A1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

PROMISE COMMUNITY HOMES

2465 Brown Lane
Florissant, MO 63033

25001.01 PROMISE COMMUNITY HOMES - CONCEPT DESIGN SET



These drawings have been prepared by Trivers Associates and contain proprietary and confidential information that is the intellectual property of Trivers Associates. Reproduction and use of these documents or the underlying design concepts contained therein without the prior and written permission of Trivers Associates is prohibited. These drawings have been prepared for use on a specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappropriate. Trivers Associates assumes no responsibility or liability for the use of these drawings on projects other than the project for which they were created.

Trivers Associates, Inc. 2024
PROJECT #: 25001.00

Trivers Associates, Inc. 2024
PROJECT #: 25001.00